



CITY OF OKEECHOBEE

55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

JULY 21, 2026

6:00 PM

LIST OF EXHIBITS

Mayor

Dowling R. Watford, Jr.

Vice Mayor

Monica Clark

Council Members

Noel Chandler

Bob Jarriel

David McAuley

Exhibit 1	June 2026 Warrant Register
Exhibit 2	Ordinance No. 1330
Exhibit 3	Ordinance No. 1329
Exhibit 4	Ordinance No. 1328
Exhibit 5	OCEDC presentation
Exhibit 6	Budget Calendar
Exhibit 7	City Tax Base Overview
Exhibit 8	Additional Budget Considerations



Okeechobee, FL

Check Report

By Check Number

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: CapVeh Fund-Capital Vehicle Fund Truist Checking						
ICS	ICS Computers Inc.	06/05/2026	Regular	0.00	799.00	2070
ICS	ICS Computers Inc.	06/12/2026	Regular	0.00	18,999.00	2071

Bank Code CapVeh Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	19,798.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	19,798.00

Check Report

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: GenFund-General Fund Checking-Truist Checking						
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/12/2026	EFT	0.00	129,369.81	501
1644	PRM - Health Insurance	06/12/2026	EFT	0.00	58,857.00	502
1770	PRM - Life, LTD & STD	06/12/2026	EFT	0.00	2,395.87	503
1770	PRM - Life, LTD & STD	06/12/2026	EFT	0.00	1,551.30	504
1645	PRM - Vision & Dental	06/12/2026	EFT	0.00	2,532.07	505
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/24/2026	EFT	0.00	127,864.69	506
All Points	All Points Direct Corporation	06/05/2026	Regular	0.00	72.00	49742
AFLAC	American Family Life Assurance Co.	06/05/2026	Regular	0.00	537.00	49743
BOA-0405 Ritter	Bank of America	06/05/2026	Regular	0.00	76.77	49744
BOA-7024 Kovac	Bank of America	06/05/2026	Regular	0.00	174.93	49745
BOA-4977 Parker	Bank of America	06/05/2026	Regular	0.00	316.70	49746
BOA-7745 Prince	Bank of America	06/05/2026	Regular	0.00	135.00	49747
BOA-0848 Hampshire	Bank of America	06/05/2026	Regular	0.00	342.53	49748
BOA-0577 Rogers	Bank of America 0577	06/05/2026	Regular	0.00	65.96	49749
BOA-0795 Hall	Bank of America 0795	06/05/2026	Regular	0.00	1,337.39	49750
BOA-7883 Gamiotea	Bank of America 7883	06/05/2026	Regular	0.00	99.93	49751
C&C Industrial Enter	C&C Industrial Enterprise. LLC	06/05/2026	Regular	0.00	210.82	49752
Celeste Watford Tax	Celeste Watford Tax Collector	06/05/2026	Regular	0.00	5.25	49753
CenturyLink-LD	CenturyLink	06/05/2026	Regular	0.00	18.01	49754
Comcast	Comcast	06/05/2026	Regular	0.00	126.00	49755
Everglades Farm Equi	Everglades Farm Equip. Co., Inc.	06/05/2026	Regular	0.00	232.87	49756
ICS	ICS Computers Inc.	06/05/2026	Regular	0.00	2,080.00	49757
	Void	06/05/2026	Regular	0.00	0.00	49758
1105	Indian River Crime Laboratory	06/05/2026	Regular	0.00	9,608.75	49759
Liberty	Liberty National Life Ins. Co.	06/05/2026	Regular	0.00	401.13	49760
2253	MacVicar Consulting, Inc.	06/05/2026	Regular	0.00	250.00	49761
Nason	Nason Yeager Gerson Harris & Fumero P.A.	06/05/2026	Regular	0.00	9,900.00	49762
1932	New American Physical Therapy	06/05/2026	Regular	0.00	427.70	49763
BOCC	Okeechobee County - BOCC	06/05/2026	Regular	0.00	175.00	49764
Okeechobee Education	Okeechobee Education Foundation	06/05/2026	Regular	0.00	4,000.00	49765
O'Reilly	O'Reilly Auto Parts	06/05/2026	Regular	0.00	114.85	49766
Patricia Hampshire	Patricia Hampshire	06/05/2026	Regular	0.00	153.97	49767
PharmaBill	PharmaBill, LLC	06/05/2026	Regular	0.00	1,989.88	49768
PharmaBill	PharmaBill, LLC	06/05/2026	Regular	0.00	2,486.86	49769
Salem	Salem Trust Company	06/05/2026	Regular	0.00	3,107.70	49770
Salem	Salem Trust Company	06/05/2026	Regular	0.00	12,037.17	49771
Seacoast Uniforms	Seacoast Uniforms	06/05/2026	Regular	0.00	18.00	49772
Superior	Superior Water Works, Inc.	06/05/2026	Regular	0.00	27.50	49773
Taylor Rental	Taylor Rental - Okeechobee	06/05/2026	Regular	0.00	251.99	49774
Tire Zone	Tire Zone of Okeechobee, Inc.	06/05/2026	Regular	0.00	222.26	49775
1861	TransUnion Risk & Alternative Data	06/05/2026	Regular	0.00	100.00	49776
1544	UniFirst Corp	06/05/2026	Regular	0.00	418.19	49777
Verizon	Verizon Wireless	06/05/2026	Regular	0.00	1,108.76	49778
W&W	W&W Lumber Company of Okeechobee	06/05/2026	Regular	0.00	208.52	49779
WEX	WEX Bank	06/05/2026	Regular	0.00	9,142.46	49780
BOA-8285 Taylor	Bank of America	06/08/2026	Regular	0.00	1,305.48	49781
BOA-3944 Boon	Bank of America	06/08/2026	Regular	0.00	389.94	49782
AdvanceAuto	Advance Auto Parts	06/12/2026	Regular	0.00	496.20	49783
CAS Governmental Ser	CAS Governmental Services, LLC	06/12/2026	Regular	0.00	1,833.33	49784
City Electric Supply	City Electric Supply	06/12/2026	Regular	0.00	44.53	49785
First-Citizens	First-Citizens Bank & Trust Co	06/12/2026	Regular	0.00	1,004.96	49786
FPU	Florida Public Utilities	06/12/2026	Regular	0.00	86.86	49787
SDU	Florida State Disbursement Unit	06/12/2026	Regular	0.00	953.23	49788
IMS	IMS	06/12/2026	Regular	0.00	194.79	49789
Okeechobee News	Independent Newsmedia Inc.	06/12/2026	Regular	0.00	892.60	49790
614	Lane Gamiotea	06/12/2026	Regular	0.00	110.72	49791
Petty Cash	Petty Cash	06/12/2026	Regular	0.00	65.50	49792
Seacoast Uniforms	Seacoast Uniforms	06/12/2026	Regular	0.00	100.00	49793
Simplify Compliance	Simplify Compliance LLC	06/12/2026	Regular	0.00	1,246.96	49794
St Lucie	St. Lucie Battery & Tire	06/12/2026	Regular	0.00	2,821.73	49795

Check Report

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Theresa Forde	Theresa Forde	06/12/2026	Regular	0.00	117.64	49796
Thread	Thread Works Embroidery, LLC	06/12/2026	Regular	0.00	265.00	49797
TCMA	Treasure Coast Medical Associates	06/12/2026	Regular	0.00	75.00	49798
Unemployment Insur	Unemployment Insurance	06/12/2026	Regular	0.00	44.90	49799
W&W	W&W Lumber Company of Okeechobee	06/12/2026	Regular	0.00	983.65	49800
Waste	Waste Management Inc. of Florida	06/12/2026	Regular	0.00	54,871.11	49801
AdvanceAuto	Advance Auto Parts	06/19/2026	Regular	0.00	108.78	49802
Alexander Lenard	Alexander Lenard, MD, PLLC	06/19/2026	Regular	0.00	225.00	49803
Aurelio Almazan	Aurelio Almazan	06/19/2026	Regular	0.00	-72.00	49804
Aurelio Almazan	Aurelio Almazan	06/19/2026	Regular	0.00	72.00	49804
Domer's Inc.	Domer's Inc.	06/19/2026	Regular	0.00	61.25	49805
GALLS, LLC	GALLS, LLC	06/19/2026	Regular	0.00	237.50	49806
Gilbert Outdoors	Gilbert Outdoors	06/19/2026	Regular	0.00	158.40	49807
HealthEquity	HealthEquity	06/19/2026	Regular	0.00	798.80	49808
Home Depot	Home Depot Credit Services	06/19/2026	Regular	0.00	2,987.05	49809
ICS	ICS Computers Inc.	06/19/2026	Regular	0.00	759.00	49810
Kyocera	KYOCERA Document Solutions Southeast	06/19/2026	Regular	0.00	100.02	49811
Morris-Depew Associa	Morris-Depew Associates, Inc.	06/19/2026	Regular	0.00	11,086.00	49812
1932	New American Physical Therapy	06/19/2026	Regular	0.00	872.50	49813
Okeechobee Main Stre	Okeechobee Main Street	06/19/2026	Regular	0.00	5,000.00	49814
O'Reilly	O'Reilly Auto Parts	06/19/2026	Regular	0.00	6.99	49815
Pye-Barker	Pye Barker Fire & Safety LLC	06/19/2026	Regular	0.00	251.00	49816
2064	Red Ink Printing	06/19/2026	Regular	0.00	113.80	49817
2110	Security 101	06/19/2026	Regular	0.00	532.50	49818
Supplyline	Supplyline	06/19/2026	Regular	0.00	74.73	49819
Thompson	Thompson Reuters	06/19/2026	Regular	0.00	138.88	49820
Thread	Thread Works Embroidery, LLC	06/19/2026	Regular	0.00	40.00	49821
Tire Zone	Tire Zone of Okeechobee, Inc.	06/19/2026	Regular	0.00	1,044.18	49822
Verizon	Verizon Wireless	06/19/2026	Regular	0.00	72.14	49823
AdvanceAuto	Advance Auto Parts	06/30/2026	Regular	0.00	142.19	49824
All Points	All Points Direct Corporation	06/30/2026	Regular	0.00	72.00	49825
City Hall Coffee Fun	Cash	06/30/2026	Regular	0.00	66.00	49826
CenturyLink-Fiber	Century Link	06/30/2026	Regular	0.00	2,407.06	49827
CenturyLink-Local	CenturyLink	06/30/2026	Regular	0.00	2,184.33	49828
CenturyLink-LD	CenturyLink	06/30/2026	Regular	0.00	18.03	49829
883	City of Okeechobee - PD Coffee Fund - Ca	06/30/2026	Regular	0.00	656.00	49830
Cruz	Cruz A/C & Heating LLC	06/30/2026	Regular	0.00	1,650.00	49831
Florida Bullet, Inc.	Florida Bullet, Inc.	06/30/2026	Regular	0.00	264.90	49832
FPL	Florida Power & Light Company	06/30/2026	Regular	0.00	3,686.55	49833
SDU	Florida State Disbursement Unit	06/30/2026	Regular	0.00	953.23	49834
Gilbert Outdoors	Gilbert Outdoors	06/30/2026	Regular	0.00	234.00	49835
Great Western	Great Western State Supply	06/30/2026	Regular	0.00	598.50	49836
Harris	Harris Corporation	06/30/2026	Regular	0.00	558.00	49837
1866	JC Newell Const. Inspect. Services, Inc.	06/30/2026	Regular	0.00	5,516.68	49838
LegalShield	LegalShield	06/30/2026	Regular	0.00	14.95	49839
Liberty	Liberty National Life Ins. Co.	06/30/2026	Regular	0.00	401.13	49840
MissionSquare	MissionSquare	06/30/2026	Regular	0.00	2,730.00	49841
MissionSquare	MissionSquare	06/30/2026	Regular	0.00	521.00	49842
OUA	Okeechobee Utility Authority	06/30/2026	Regular	0.00	1,656.01	49843
PharmaBill	PharmaBill, LLC	06/30/2026	Regular	0.00	2,486.86	49844
Salem	Salem Trust Company	06/30/2026	Regular	0.00	12,416.16	49845
Salem	Salem Trust Company	06/30/2026	Regular	0.00	3,129.56	49846
Scott's	Scott's Quality Cleaning	06/30/2026	Regular	0.00	2,052.19	49847
Superior	Superior Water Works, Inc.	06/30/2026	Regular	0.00	55.00	49848
Supplyline	Supplyline	06/30/2026	Regular	0.00	36.00	49849
Taylor Rental	Taylor Rental - Okeechobee	06/30/2026	Regular	0.00	141.98	49850
Thread	Thread Works Embroidery, LLC	06/30/2026	Regular	0.00	200.00	49851
Trac	TRAC Refrigeration	06/30/2026	Regular	0.00	285.00	49852
Unemployment Insur	Unemployment Insurance	06/30/2026	Regular	0.00	44.90	49853
United	United Way	06/30/2026	Regular	0.00	35.00	49854
Verizon	Verizon Wireless	06/30/2026	Regular	0.00	252.95	49855

Check Report**Date Range: 06/01/2026 - 06/30/2026****Vendor Number****Vendor Name****Payment Date****Payment Type****Discount Amount****Payment Amount****Number**

W&W

W&W Lumber Company of Okeechobee

06/30/2026

Regular

0.00

24.98 49856

Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	143	114	0.00	200,117.64
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-72.00
Bank Drafts	0	0	0.00	0.00
EFT's	6	6	0.00	322,570.74
	149	122	0.00	522,616.38

Check Report

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Grant Fund 307-Appropriations Grant Fund						
B & B Site Developme	B & B Site Development	06/30/2026	Regular	0.00	238,185.90	1499

Bank Code Grant Fund 307 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	238,185.90
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	238,185.90

Check Report

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Grant Fund 309-City Hall Hardening Construction						
ES Windows LLC	ES Windows LLC	06/05/2026	Regular	0.00	32,382.34	1496
Proctor Construction	Proctor Construction Services	06/05/2026	Regular	0.00	128,782.24	1497
CAS Governmental Ser	CAS Governmental Services, LLC	06/12/2026	Regular	0.00	2,083.34	1498

Bank Code Grant Fund 309 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	3	0.00	163,247.92
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	3	0.00	163,247.92

Check Report

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PubFac Fund-Public Facility Fund-Truist Checking						
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	06/05/2026	Regular	0.00	180.05	4036
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	06/12/2026	Regular	0.00	103.75	4037
FPL	Florida Power & Light Company	06/19/2026	Regular	0.00	6,032.88	4038
Home Depot	Home Depot Credit Services	06/19/2026	Regular	0.00	282.60	4039
Maschmeyer Concrete	Maschmeyer Concrete Company of Florida	06/19/2026	Regular	0.00	2,545.00	4040
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	06/30/2026	Regular	0.00	180.05	4041
FPL	Florida Power & Light Company	06/30/2026	Regular	0.00	61.77	4042

Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	7	0.00	9,386.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	7	7	0.00	9,386.10

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	157	127	0.00	630,735.56
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-72.00
Bank Drafts	0	0	0.00	0.00
EFT's	6	6	0.00	322,570.74
	163	135	0.00	953,234.30

Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	6/2026	522,616.38
301	PUBLIC FACILITY FUND	6/2026	9,386.10
304	CAPITAL PROJECTS FUND	6/2026	19,798.00
307	APPROPRIATIONS GRANT FUND	6/2026	238,185.90
309	OTHER GRANT CAPITAL FUND	6/2026	163,247.92
			953,234.30

ORDINANCE NO. 1330

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA, UPDATING THE FUTURE LAND USE ELEMENT OF THE CITY’S COMPREHENSIVE PLAN POLICY NUMBER 2.1 TO AMEND THE MIXED USE RESIDENTIAL LAND USE DESIGNATION AND THE COMMERCIAL LAND USE DESIGNATION, APPLICATION NO. 26-001-CPA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a legitimate interest in periodic review of its Comprehensive Plan in order to address certain inconsistencies or outdated regulations; to make amendments to meet changing community standards, or to accommodate new development; and to create new ordinance or regulation to better serve the public; and

WHEREAS, the City's Planning Board, acting as the Local Planning Agency, reviewed the proposed Future Land Use Comprehensive Plan Amendments No. 26-001-CPA, at a duly advertised meeting held on June 17, 2026, and hereby forwards its recommendation to the City Council; and

WHEREAS, the City Council has agreed with the recommendations of the Planning Board that the proposed amendments are consistent with the Comprehensive Plan; and

WHEREAS, the City Council finds and determines that these amendments are consistent with the City's adopted Comprehensive Plan and are not in conflict with protecting the public's health, safety, and welfare.

NOW, THEREFORE, be it ordained before the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City:

SECTION 1. REVISION.

The City Council hereby revises the Future Land Use Element of its Comprehensive Plan as shown in the attached Exhibit "A":

SECTION 2. CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY.

If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

INTRODUCED at a duly Noticed Transmittal Public Hearing for First Reading as provided by Florida Statute (FS) 166.041(3)(c)2., a., and b. and set for Final Public Hearing on this **21st** day of **July 2026**. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second Reading at a duly Noticed Final Public Hearing as provided by FS 166.041(3)(c)2., a., and b. this _____ day of _____. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney
Nason Yeager Gerson Harris & Fumero, P.A.

ORDINANCE NO. 1330
EXHIBIT “A”

CITY OF OKEECHOBEE COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT

[. . .]

Policy 2.1: THE FOLLOWING LAND USE DESIGNATIONS ARE ESTABLISHED FOR THE PURPOSE OF
MANAGING FUTURE GROWTH:

[. . .]

- c) **Mixed Use Residential.** ~~Intended to accommodate and provide flexibility for development of multiple uses including single family dwellings, two-family dwellings, zero lot line dwellings, multiple-family dwellings, commercial, institutional, recreational, and open spaces, within a residential setting. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 30 acres. Development within this category would be allowed to be no more than seven and one half (7.5) dwelling units per gross acre.~~
1. All new development within the Residential-Mixed Use Category shall be required to be zoned Mixed Use Planned Unit Development PUD-M.
 2. Maximum density is seven and one-half (7.5) dwelling units per gross acre. The City may adopt land development codes that provide for approval of bonus density to increase the maximum density above 7.5 dwelling units per gross acre. Development within this Residential Mixed Use Category will be required to cluster in order to maximize open space and natural areas. Development within the Residential Mixed Use Category is permitted to be clustered at higher than gross density as long as the gross density is not exceeded for the total acreage within the Residential Mixed Use Category.
 3. Areas designated for non-residential development shall not exceed a floor area ratio of 0.35. Development within the Residential Mixed Use Category is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Residential Mixed Use Category.
 4. Development is encouraged to provide creative site designs, and clustering is required encouraged to provide for greater common open space, amenities, preservation and flexibility in design and ~~mixed-use development~~. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.
 - a. ~~Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.~~
 - b. ~~Non-residential Development. These areas will include vehicular and pedestrian ways, commercial and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.~~
 - c. ~~Residential and Non-residential Development acreage may account for no more than 60 percent of the gross area within the Residential Mixed Use Category. Intensity and density standards for all uses within this category are set forth in the Intensity/Density Table below:~~

~~Percent Aggregate Land Use Mix Within the Mixed Use
Future Land Use Map Category~~

Land Uses in Mixed Use	Minimum % Land Use Mix	Maximum % Land Use Mix	Maximum Density/Intensity
Residential	45%	50%	7.5 gross du/ac
Commercial/Non-residential	10%	15%	.35 FAR ⁽¹⁾
Open Space	40%	53%	.25 FAR ⁽¹⁾

⁽¹⁾ Floor Area Ratio

- d. ~~Limited Agriculture. The foregoing use limitations notwithstanding, limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.~~
- e. ~~Open Spaces. These areas will include preserved natural areas, buffers, lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic~~

If applicable, language to be added is underlined.
If applicable, language to be deleted is ~~struck through~~.

~~resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the property within the Residential Mixed Use Category. Golf course fairways will account for no more than fifty percent 50 percent of the open space of the subject Residential Mixed Use Category. No development (residential/commercial) structures are intended, but only recreation oriented buildings and/or structures.~~

~~f. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The management practices will include:~~

~~i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;~~

~~ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site specific soil conditions;~~

~~iii. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;~~

~~iv. The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and~~

~~v. The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.~~

~~g. The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species.~~

5. The combined total area within the City of Okeechobee designated Commercial Future Land Use and Mixed Use Future Land Use shall not be reduced to less than 395 acres. As individual zonings to PUD are submitted to the City, they shall include as a minimum the following information:

~~a. A showing of the amount of units as a part of the maximum approved for the parent parcel.~~

~~b. A Traffic Analysis submitted verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.~~

6. ~~Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:~~

~~a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.~~

~~b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.~~

~~c. Requiring all development to be connected to central water and sewer.~~

d) **Commercial.** Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.

1. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
2. Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).
3. The combined total area within the City of Okeechobee designated Commercial future land use and Mixed Use future land use shall not be reduced to less than 395 acres.

[. . .]

City of Okeechobee, Florida

Business Impact Estimate

Pursuant to §166.041, Florida Statutes

Proposed ordinance's reference and title: **Ordinance No. 1330**

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA, UPDATING THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN POLICY NUMBER 2.1 TO AMEND THE MIXED USE RESIDENTIAL LAND USE DESIGNATION AND THE COMMERCIAL LAND USE DESIGNATION, APPLICATION NO. 26-001-CPA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The ordinance revises the Land Development Regulations by confirming the Comprehensive Plan effects of Ordinance 1328, which expands the use of Planned Unit Development in Mixed Use zoning categories.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
 - (a) An estimate of direct compliance costs that businesses may reasonably incur;
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
 - (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

4. Additional information the governing body deems useful (if any):

None.

¹ See Section 166.041(4)(c), Florida Statutes.

26-001-CPA

Comprehensive Plan Amendment - Text Amendment Staff Report



Prepared for The City of Okeechobee

Description of Proposed Comprehensive Plan Text Amendment

City Council held a Land Use Workshop with City staff in October 2025. The discussion topics included options for updates to the City's existing regulations related to Planned Unit Developments and potential strategies to preserve the City's commercial corridors. Subsequently, staff were directed to prepare draft amendments to the existing policies/regulations for Planned Unit Developments and the Commercial Future Land Use (FLU) category. The draft amendments below are limited to FLU Policy 2.1 which provides descriptions of the City's FLU categories.

FLU Policy 2.1(c):

Subsection (c) of FLU Policy 2.1 provides the description of the Mixed Use Residential FLU category. This category was originally created through an amendment adopted by City Ordinance No. 965 on February 20, 2007, and was intended to provide a FLU category which would allow for flexible mixed use development in conjunction with planned development zoning. One property within the City was designated Mixed Use Residential in the same amendment cycle that adopted the Mixed Use Residential FLU category. However, to date there have been no planned development rezonings that have occurred within the City and no development has occurred within the land designated Mixed Use Residential FLU. This indicates that the new FLU category and the associated land development codes did not provide the flexibility that was originally intended to encourage innovative development. In addition, based on the state's current statutory requirements for comprehensive planning, much of the current language of Policy 2.1(c) is unnecessarily specific for Comprehensive Plan policy.

This proposed text amendment to the Comprehensive Plan FLU Policy 2.1(c), in conjunction with the companion text amendments to the Planned Unit Development zoning district land development regulations, is intended to streamline, clarify, and modernize the City's policies and codes for planned unit developments. The proposed language is significantly more concise and is expected to provide the flexibility that was originally intended for this land use category. To summarize:

- Residential land uses are permitted but not required.
- Commercial land uses are permitted but not required.
- Mixed Use is now encouraged and incentivized, though not required. The Commercial FLU category allows a much higher FAR of 3.0 than the Mixed Use FLU category and the Multi-family FLU category allows a higher standard density of 10 du/ac than the Mixed Use FLU category.
- The minimum acreage requirement is removed.
- Maximum standard density remains at 7.5 dwelling units per gross acre.
- An opportunity for bonus density is contemplated, with implementation details that would need to be accomplished within the land development code.
- Maximum non-residential intensity remains at 0.35 FAR.
- Requirements related to stormwater management, open space, and other specific design considerations will be regulated by the land development code as well as applicable state and federal requirements.

One major consideration for discussion with the Planning Board and Council is whether any or all of the requirements of the Land Use Mix Table in subsection 2.1(c)(4)(c) should be retained.

FLU Policy 2.1 (d):

Subsection (d) of Policy 2.1 provides the description of the Commercial FLU category. An amendment is proposed to this subsection, as well as subsection (c) to address a concern that was expressed at the October Land Use Workshop, which is the potential loss of commercial land uses within the City.

Both the Commercial FLU category and the Mixed Use FLU category allow for commercial development. Based on GIS data available through the latest mapping updates currently in progress for the City, it is calculated that 358.06 acres within the City are designated Commercial FLU and 39.88 acres are designated Mixed Use FLU, for a total area of 397.94 acres. The proposed text amendment introduces a minimum land area of 395 acres for the total combined area designated Commercial FLU or Mixed Use FLU.

The effect of this amendment is that Future Land Use Map amendments could not be approved in violation of this policy and the City will retain most of its current acreage of Commercial and/or Mixed Use FLU.

The reasoning that Mixed Use FLU is included in this policy is to allow for FLUM amendments from Commercial FLU to Mixed Use FLU to allow for commercial and mixed use planned developments. However, this is a major consideration for discussion, and should be coordinated with the ultimate intent and requirements of the Mixed Use FLU category.

Planning Board Recommendation

The City of Okeechobee Planning Board reviewed the amendments proposed by this application and recommended approval to the City Council on June 17, 2026.

Submitted by:



Ben Smith, AICP
Director of Planning
July 13, 2026
Okeechobee Council Transmittal Hearing: July 21, 2026

V. PUBLIC HEARING ITEM B CONTINUED

1. Planner Smith reviewed the Planning Staff Report and noted the application was being presented on behalf of the City of Okeechobee and proposed to amend Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District concurrently with the proposed amendment to PUD Divisions 13 and 14 brought forth by a private applicant to ensure that all PUD developments were consistent.

He further explained the changes requested by the City Council and would allow more oversight and flexibility by the City for Mixed-Use developments such as additional accessory uses, recreational facilities, open spaces or agricultural activities with more streamlined development standards.
2. Vice Chairperson Karyne Brass questioned the reason for the removal of pollutant regulations within the Comprehensive Plan. Planner Smith explained the language was somewhat burdensome since other agencies such as the Environmental Protection Agency, South Florida Water Management District (SFWMD) and others regulated pollutants. It was additionally noted that the City adopted it's own stormwater regulations that parallel those of SFWMD.
3. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed LDR Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's LDRs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

C. **Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the Planned Unit Developments (PUDs) zoning districts and the Commercial Future Land Use (FLU) is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. (Exhibit 4)**

1. Planner Smith reviewed the Planning Staff Report explaining the necessity of the text amendment to the Comprehensive Plan and update to the FLU Map due to the text amendment changes to the LDRs in conjunction with the previously discussed applications 25-001-TA and 26-001-TA.

Planner Smith referenced the Land Use Workshop held by the City Council in October 2025 where Staff was directed to prepare amendments to the policies and regulations for PUDs and the Commercial FLU category. He further explained that the proposed changes were limited to FLU Policy 2.1 which describes the City's FLU categories were intended to streamline, clarify, and modernize the City's policies and codes for PUDs by providing for more flexibility as originally intended.
2. Board members and City staff individually discussed the major changes listed in bullet form on page 1 of the Staff Report related to FLU Policy 2.1(c). The removal of the table showing aggregate acreage requirements within the Mixed-Use FLU Map Category was discussed in detail. Vice Chairperson Brass expressed concern with removing the table and potential risks of reducing the City's desired commercial land use acreage. City Planner Smith explained the table was not needed since FLU Policy 2.1(c)5 was straight forward and specifically stated the Commercial future land use and Mixed - Use FLU 'shall not be reduced to less than 395 acres' and Mixed-Use, and the current total is 397.94 acres.

V. PUBLIC HEARING ITEM C CONTINUED

3. Motion by Vice Chairperson Brass, seconded by Member Jonassaint to recommend approval to the City Council for Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the PUD zoning districts and the Commercial FLU is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:26 P.M.

VI. CITY ADMINISTRATOR UPDATE

City Administrator Gary Ritter noted they had each met new General Services Director Tammy Parker and that this would be his last Planning Board meeting before his retirement. He thanked the Board and stated it had been his pleasure to work with each of them, but he was leaving them in good hands with incoming City Administrator Denise Whitehead.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 7:27 P.M.

Submitted by:

Tammy Parker, Board Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records of General Services.

ORDINANCE NO. 1329

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 66 - GENERAL PROVISIONS, SPECIFICALLY AMENDING SECTION 66-1. - DEFINITIONS PROVIDING FOR AMENDMENTS TO CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 13. - RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT SPECIFICALLY AMENDING SECTIONS 90-416. - GENERALLY AND 90-417. - PERMITTED USES, RENAMING AND AMENDING SECTION 90-418. - FROM DIMENSIONAL TO DEVELOPMENT STANDARDS, AMENDMENT TO SETION 90-419(1). - ADDITIONAL REGULATIONS; PROVIDING FOR FURTHER AMENDMENTS TO SAID CHAPTER 90, DIVISION 14. - REGULATIONS APPLICABLE TO ALL MIXED USE PLANNED UNIT DEVELOPMENT AND RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICTS, SPECIFICALLY AMENDING SECTIONS 90-428. - GENERAL DEVELOPMENT REVIEW STANDARDS, 90-429. - PETITION REQUIREMENTS FOR REZONING TO PUD-M OR PUD-R DISTRICT, 90-430. - OTHER REQUIREMENTS AND CONDITIONS, 90-431. - STATUS OF AN APPROVED PUD-M OR PUD-R DEVELOPMENT, 90-432. - REVIEW AND APPROVAL PROCESS FOR REZONING PUD-M AND PUD-R ZONING DISTRICTS, 90-433. - AMENDING AN APPROVED PLANNED DEVELOPMENT, AND ADDING SECTION 90-434. - DEVIATIONS, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 25-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida (City), has adopted Ordinance Number 716, as amended, known as the Land Development Regulations (LDRs); and

WHEREAS, the City has received and reviewed Application No. 25-001-TA, submitted by Erin Lees of WGI, Inc. on behalf of the Applicant, Edison Real Estate Partners, LLC., for a Text Amendment to the LDRs of the City's Code of Ordinances (the Code); and

WHEREAS, the Planning Board for said City acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as LDR Text Amendment Application No. 25-001-TA, at a duly advertised Public Hearing held on June 17, 2026, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments, or modifications to the Code, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of the City, that said amendments are necessary and appropriate to make the LDRs more consistent and responsive to the needs of the City and its citizens; and

WHEREAS, the City Council for the City finds and determines that these changes, amendments, or modifications to the Code are consistent with all applicable policies including the LDRs and the City's adopted Comprehensive Plan, and not in conflict with the public interest.

NOW, THEREFORE, be it ordained before the City Council of the City; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: RECITALS ADOPTED.

Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: AMENDMENT TO CHAPTER 66 - GENERAL PROVISIONS.

That Part II of the Code, Subpart B - LDRs, Chapter 66 - General Provisions, is hereby amended to read as follows:

Sec. 66-1. - Definitions.

[. .]

Dwelling and dwelling unit mean a building or part thereof designed or intended for occupancy as permanent separate living quarters, with one kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of one family maintaining a household. The terms "dwelling," "single-family dwelling," "two-family dwelling," or "multiple-family dwelling" shall not include a motel, hotel, camp, recreation vehicle or similar structure.

Dwelling, multiple-family, means a building designed or used as permanent living quarters for three or more families living independently from each other, and includes townhouses, rowhouses, apartments, and patio home attached units.

Dwelling, single-family attached, means a dwelling unit that is attached to another by a common wall or roof where each unit has direct exterior access. No unit is located above another, each unit is completely separated from any others by a rated firewall or a fire and sound resistant enclosed separation or space, and each dwelling unit is on a separate lot under separate ownership.

Dwelling, single-family, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

Dwelling, two-family, means a building containing two dwelling units designed as living quarters for two families living independently from each other, and includes duplex and semidetached units.

Dwelling, zero lot line, means a single-family detached dwelling unit which is sited on a lot with one wall abutting one interior side lot line.

[. . .]

SECTION 3: AMENDMENT TO CHAPTER 90 – ZONING, DIVISION 13.

That Part II of the Code of Ordinances, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 13. - Residential Planned Unit Development (PUD-R) District, is hereby amended to read as follows:

Sec. 90-416. - Generally.

- (a) Defined. A parcel to be planned and developed as a single entity containing one or more types of residential dwelling units. Appropriate recreational, public and semipublic uses may be included if such uses are primarily for the benefit of the residential development.
- (b) Purpose and intent. The PUD-R district is established to:
 - (1) Encourage innovative creative designs;
 - (2) Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant residential developments that minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) Location. A PUD-R district is permissible only on tracts within areas designated on the Future Land Use Map in the Comprehensive Plan as ~~Residential Single-Family~~ Residential or ~~Residential Multi-Family~~ Residential.
- ~~(d) Petition submittal requirements and other requirements and conditions for rezoning to the PUD-R zoning district, and amendments to an approved residential PUD, shall be governed by the provisions of sections 90-428 through 90-433.~~

Sec. 90-417. Permitted uses.

- (a) Allowable uses in a PUD-R district located on lands designated ~~residential single-family~~ Single-Family Residential on the Future Land Use Map include:
 - (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.

- (2) Public facilities.
 - (3) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (4) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.
- (b) Allowable uses in a PUD-R district located on lands designated ~~residential multi-family~~ Multi-Family Residential on the Future Land Use Map include:
- (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Multiple-family dwellings.
 - (4) Adult family care or assisted living facilities.
 - (5) Public facilities.
 - (6) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (7) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

Sec. 90-418. Dimensional Development standards.

The ~~dimensional~~ Development standards for the PUD-R zoning district shall be as follows:

- ~~(1) Minimum parcel size: Five contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than two acres in area.~~
- ~~(21) Maximum density: Maximum density allowable in the PUD-R zoning district shall be as follows consistent with the City of Okeechobee Comprehensive Plan.:~~

Land Use Designation	Housing Component	Maximum Gross Density ^{*1}	
		Conventional Housing	Affordable Housing
Single family	Single family	4 d.u. per acre	5 d.u. per acre
Multi family	All housing types	10 d.u. per acre	11 d.u. per acre

~~^{*1} Gross acreage in PUD (excluding public streets and rights-of-way existing prior to rezoning to the PUD-R district) divided by the total number of dwelling units.~~

- ~~(32) Maximum height. Allowable height in developments in a PUD-R district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45-feet., except as approved by special exception~~
- ~~(43) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160-feet for any one building face.~~
- ~~(54) Minimum PUD-R perimeter setback. No building or structure shall be located closer than 20-feet to any perimeter boundary of the PUD-R district.~~

(5) Minimum lot requirements (all widths and setbacks are in feet).

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multiple Family</u>	<u>Other Principle Uses</u>
<u>Lot Area</u>	<u>6,000 sf</u>	<u>2,500 sf per d.u.</u>	<u>6,000 sf</u>	<u>6,000 sf</u>	<u>4,000 sf per d.u.</u>	<u>6,000 sf</u>
<u>Lot Width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>10</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- (6) Minimum separation between buildings. Buildings shall be separated from each other by a distance equal to not less than 12-feet.
- ~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-R district.~~
- (87) Open space requirement. A minimum of 40 percent of the PUD-R district area shall be reserved for ~~landscaping and~~ open space. The following ~~uses~~ may contribute to the open space requirements provided the areas meet minimum dimensions of at least 10-feet (length and width) and comprise an area of not less than 200 square feet each ~~are met~~:
- a. ~~Buffers and~~ landscaped areas in off-street parking areas;
 - b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
 - c. Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as a not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
 - ~~d. Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~
- (98) *Improved recreation areas required.*
- a. ~~Except as set forth in subsection (b), multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single family, zero lot line single family, or two-family Planned developments containing 50 or more dwelling units and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre, shall provide an improved active recreation/play area or areas that meet(s) the following standards:~~
 1. Said recreation area shall have at least ~~15~~ 25 square feet of land area for each dwelling unit ~~with two or more bedrooms~~;
 2. The minimum size for said recreation area shall be ~~750~~ 1,500 square feet, ~~and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~
 - ~~3. The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~
 - ~~b. This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

Sec. 90-419. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-R district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-433 434.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

Secs. 90-420 — 90-427. - Reserved.

SECTION 4: AMENDMENT TO CHAPTER 90 - ZONING, DIVISION 14.

That Part II of the Code, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 14. - Regulations Applicable to all PUD-M and PUD-R Districts, is hereby amended to read as follows:

Sec. 90-428. General development review standards.

The following general standards shall be utilized in evaluating and establishing conditions for PUD-M and PUD-R zoning ~~districts and in reviewing conceptual and final site plans petitions~~:

- (1) Physical characteristics of the site. The property shall be suitable for development in the manner proposed without hazard to persons or property, on or off the site. Conditions of soil, groundwater level, drainage, and topography shall be appropriate to both type and pattern of use intended.
- (2) Compatibility and relationship to adjacent property. The approval process of development in PUD-M and PUD-R districts shall take into consideration the existing uses and development adjacent to the district. The development shall be designed and located so as to avoid incompatibility with adjacent development or land uses to the extent reasonably possible. This shall be determined by requiring the applicant/developer to provide documentation that the location, design, and ~~final site~~ Master Concept Plan, as reflected in the eventual PUD-M or PUD-R ordinance, will result in a development that is consistent ~~with sound planning principles and complies with all applicable ordinances and land development regulations with surrounding development, land use designations, and zoning districts~~. ~~The PUD-M and PUD-R zoning categories contemplate, contrary to traditional zoning categories, innovative design and land use, including a mix of uses, with amenities, recreation areas and common areas, and use of zero lot lines. Regardless, the approval process will address compatibility with neighboring zoning categories, including that the o~~Overall density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties.

Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property.

~~Opaque durable fencing, masonry walls, or a vegetative screen that is continuous within one year after time of planting, shall be provided at the periphery of PUD-M and PUD-R districts to protect occupants from undesirable views, lighting, noise or other off-site influences, and to protect occupants of adjoining properties from similar adverse influences.~~

~~This provision gives~~ Buffering and screening shall be applied in consideration to the site's advantages and limitations, as well as the compatibility of the development to adjacent sites. The design of the site should consider all existing features, both natural and man-made, to determine those inherent qualities that give the site and surrounding area its character.

- (3) Access and internal circulation. Principal vehicular access points into the planned unit development from rights-of-way shall be designed to encourage smooth traffic flow with controlled access and turning movements and minimize hazards to vehicular and pedestrian safety. When utilized, The interior circulation systems shall be designed to provide for safe and efficient motorized and non-motorized (e.g., bicycles) vehicular and pedestrian movement, as appropriate to the character of the proposed development.

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes friction and excessive interruptions, and promotes vehicular and pedestrian safety.

- (4) Streets, drives, parking and service areas. Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.
- (5) Natural and historic features. Developments in a PUD-M or PUD-R district shall be designed to preserve natural features of the land and historic resources, such as existing trees, natural topography, and historic and archeological sites, as much as possible. ~~Natural resources and natural features may not be impaired or destroyed unless it is in the public interest to do so. In determining whether such action is in the public interest, the benefit which would~~

~~reasonably be expected shall be balanced against the reasonably foreseeable detriments of the activity.~~ Impacts to wetlands and protected species habitats shall be regulated in accordance with federal, state and local standards for environmental resource permitting.

- (6) Density. Density shall not exceed maximums established in the comprehensive plan and shall be established after consideration of criteria in the comprehensive plan, neighborhood compatibility, and site design.
- (7) Screening of trash and refuse containers. ~~All eCentral refuse, trash and garbage collection containers, or those serving multiple dwelling units,~~ shall be required for multi-family residential and commercial development and shall be screened from sight or located in a such a manner so as not to be visible from any public area within or adjacent to the PUD-M or PUD-R district.

(8) Perimeter Buffering.

a. Description of Buffers. It is the responsibility of the new development or redevelopment to provide appropriate buffering adjacent to existing development or adjacent to vacant property zoned for such development. The following four buffer types are hereby established. Each buffer type, identified by a letter, provides the minimum number of trees and shrubs per each 100 linear foot segment and indicates whether or not a wall or hedge is required.

- 1. Type A. A Type A buffer is intended to create the impression of spatial separation without necessarily eliminating visual contact between the spaces. A Type A buffer is 5-feet in width and consists of intermittent visual obstructions from the ground to a height of at least 3-feet consisting of a minimum of four Florida-Friendly trees and 10 Florida-Friendly shrubs. It may be composed of a wall or fence (excluding chain link or wire), landscaped earthen berm, and planted vegetation or existing vegetation and may contain Florida-Friendly deciduous plants. A wall or fence is not required.
- 2. Type B. A Type B buffer is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. A Type B buffer is 5-feet in width and consists of either:
 - (a) a minimum of five Florida-Friendly trees and a continuous Florida-Friendly hedge; or
 - (b) a wall or fence (excluding chain link or wire), landscaped earthen berm, Florida-Friendly deciduous plants or existing vegetation. A wall or fence is not required.
- 3. Type C. A Type C buffer is intended to exclude all visual contact between uses and to create a strong impression of spatial separation . A Type C buffer is 10-feet in width and consists of a minimum of five Florida-Friendly trees, a continuous Florida-Friendly hedge, and a wall and or fence (excluding chain link or wire) not less than 8-feet in height. A Type C buffer must be opaque year-round and may contain Florida-Friendly deciduous trees. All trees and shrubs required in the buffer must be placed on the outward facing side of the required wall and/or fence.
- 4. Type D. A Type D buffer is an alternative to a type C buffer. It is 30-feet in width, and consists of 10 Florida-Friendly trees and a double-staggered continuous Florida-Friendly hedge that must provide visual screening within one year of planting. A wall or fence is not required.

Buffer Types (per each 100 linear feet)				
<u>Buffer Types</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
<u>Minimum Width in Feet</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>30</u>
<u>Minimum No. of trees</u>	<u>4</u>	<u>5</u>	<u>5</u>	<u>10</u>
<u>Wall or Fence Required</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Continuous Hedge/Shrubs Required</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

b. Specific land use requirements. The foregoing types of buffers shall be applied between different land uses as provided in the table below. Vacant land shall be considered according to its Future Land Use or Zoning designation, whichever is more restrictive. The letter listed under "Adjacent Properties District" shall be the landscape buffer and screening required. The "-" symbol shall represent that no buffer is required. Notwithstanding any other provisions contained in this ordinance, for the purpose of this section, a hotel, motel or time-

sharing use will be treated as a commercial use. In the event that the proposed development is adjacent to property outside of the City Limits, the adjacent property shall be evaluated by the closest and most appropriate use listed in the table below.

Table of Landscape Buffer Requirements by Land Use Classifications							
Subject Property District/Use	Adjacent Properties District/Use						
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>1. Residential single-family and two-family</u>	-	-	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>2. Residential multi-family</u>	<u>A</u>	-	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>D</u>
<u>3. Recreation/Open Space</u>	-	-	-	<u>A</u>	-	<u>B</u>	<u>D</u>
<u>4. Commercial</u>	<u>B</u>	<u>A</u>	<u>A</u>	-	<u>A</u>	<u>B</u>	<u>C</u>
<u>5. Public/Semi-Public</u>	<u>A</u>	<u>A</u>	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>6. Agricultural</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	-	<u>D</u>
<u>7. Industrial</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	-

- c. Native vegetation preferred. The use of existing native vegetation as screening and buffering is preferred. If a developer proposes to satisfy the buffering and screening requirements with existing native vegetation, a deviation from the requirements of this section may be approved if such deviation is necessary to prevent harm to or destruction of native vegetation and the buffering and/or the aesthetic purposes of the screening are substantially fulfilled.

Sec. 90-429. Petition requirements for rezoning to a PUD-M or PUD-R district.

A rezoning petition form provided by the City shall be filled out and submitted ~~along with a written statement describing the nature and intent of the proposed development.~~ The petition package shall include the following:

- (1) A professionally prepared ~~conceptual site~~ Master Concept Plan that conveys the general extent and character of the proposed development and that contains the following information:
- a. The title of the project and name of the developer, owner, and authorized agents;
 - b. ~~Areas of residential and nonresidential development~~ Individual development areas (i.e., residential, retail, recreation, office, mixed-use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located;
 - c. Location and extent of proposed open space;
 - d. Location of proposed community or public uses (e.g., recreation areas, clubhouses, schools, houses of worship, etc.);
 - e. ~~Basic vehicular, p~~edestrian and other circulation systems;
 - f. ~~Proposed points and methods of access~~ The location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots; and
 - g. ~~Anticipated phasing plans.~~ Graphic depiction of phasing plan, if applicable;
 - h. The location of any requested deviations, keyed to the schedule of deviations. If applicable, include sample detail drawings of the effect on the site plan of the requested deviation;
 - i. The location and extent of existing wetlands;
 - j. The location and explanation of all existing easements, and whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated;
 - k. The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). The proposed use of the lots or parcels must be keyed to the schedule of uses submitted with the application; and
 - l. The location, type and extent of buffers along the perimeter of the planned unit development, as well as between the individual uses, if the types of proposed uses require buffer separations.
- (2) ~~A summary table with the following information~~ schedule of uses listing the types of uses proposed for the entire planned unit development including the total number of each type of proposed dwelling unit and the total maximum square footage of each nonresidential use by type. If a phasing plan is included, this information shall be provided for each phase.

- ~~a. Maximum number and type of residential units;~~
 - ~~b. Total land area, overall gross residential density and land area and density of each individual residential area;~~
 - ~~c. Total maximum square footage of each nonresidential use by type, land area and maximum square footage by type of nonresidential use for each distinct development area; and~~
 - ~~d. Approximate land area devoted to conservation, retention, recreation, parks, and other open space areas.~~
- (3) A property development regulations table that establishes the minimum lot area and dimensions, minimum setbacks, maximum height, and maximum lot coverage within the planned unit development for each type of use. Uses that have specific setback requirements within the LDR will be subject to the requirements set forth in the LDR, unless specifically stated within the proposed property development regulations table.
- (34) ~~Surveys, drawings or other information sufficient to indicate the general proposed plan for drainage including out-falls and a written summary of the proposed drainage plan.~~
- (45) A list and description of any areas or facilities proposed to be dedicated for public use.
- (56) A phasing plan if applicable, including a time frame for the completion of utilities and infrastructure for each phase and for the entire development.
- (67) ~~An "as built" map of the site indicating the boundaries of the subject property and indicating all streets, buildings, water courses and other important features~~ A boundary survey.
- (78) A description, and a map identifying the location, of all environmentally sensitive lands, wetlands, significant areas of native vegetation, and wildlife protected species habitat.
- (89) A ~~preliminary~~ traffic impact analysis and discussion of the availability or proposed construction of necessary onsite and offsite transportation facilities by proposed phase to verify that adequate capacity currently exists or will exist prior to issuance of any certificates of occupancy.
- (910) ~~A preliminary analysis on the impact on schools~~ If deviations are requested in accordance with Section 90-434, a schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan, accompanied by documentation and sample detail drawings illustrating how each deviation will enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests.
- (1011) ~~A discussion of the proposed or anticipated sources of potable water, sanitary sewer, solid waste disposal and other utilities and the availability of such utilities based on projected residential and nonresidential demand~~ A utility and service demands analysis calculating the expected demands of the proposed development and how the demands will be met, including transportation, potable water, sanitary sewer, schools, EMS, fire, and solid waste demands.
- (1112) A list of required regional, state or federal permits or approvals.
- (12) ~~Documentation demonstrating that new growth associated with the project will occur in an area where public facilities exist, are planned within the city or county five-year capital improvements plan, or are committed to through a developer agreement, or otherwise assured to be funded by the appropriate agency.~~
- (13) A fiscal impact study of the proposed project demonstrating net fiscal benefit to the city (PUD-M only).
- (14) A narrative explanation of the project including:
- a. A general description of the project and how it is compatible with the surrounding area;
 - b. How the proposed development complies with the City's Comprehensive Plan;
 - c. How the proposed development meets the City's criteria for rezoning; and
 - d. What, if any, environmental impacts are expected as a result of the development and if impacts to wetlands or protected species habitat is expected, how the impacts will be permitted by the appropriate regulatory agencies.

- (15) A sketch and metes and bounds legal description of each separate zoning district within the proposed planned unit development boundary. If the property is within a recorded platted subdivision, a lot, block, plat book and page description may be submitted in lieu of a metes and bounds description.
- (16) Any other information required by the City for a zoning district boundary change including but not limited to proof and disclosure of interest in the property, surrounding property owner's list and location map, application fee, affidavit of authorization for agents.
- (17) The City Zoning Administrator shall have the authority to waive application requirements that are not applicable to any particular request on a case-by-case basis.
- (1418) Other written or graphic materials, such as architectural elevations, may be submitted to convey or clarify the nature, character, intent or other attributes of the proposed development.

Sec. 90-430. Other requirements and conditions.

- (a) All plans, maps, surveys, documents and the like required as part of the petition may be submitted in large format or in binders where appropriate for review and presentation purposes, but shall also be submitted in a reproducible format for distribution to review bodies unless a sufficient number of copies is provided.
- (b) When provisions for phasing are included ~~in the development plan~~, each phase of the development must be so planned and related to previous development phases, surrounding properties, and the availability of public facilities and services that failure to proceed with subsequent phases of the development will have no adverse impact on any completed phase or surrounding properties.
- (c) The City Council may ~~establish, in addition to concurrency requirements, reasonable periods of time for completing the project or phases thereof, including any dedicated public facilities that are part of the development~~ require execution of a developer's agreement in order to enforce any requirements of the planned unit development approval.
- (d) ~~If the review of construction plans, the review of a final traffic impact analysis or the process of obtaining required regional, state or federal permits results in a finding by the city that amendments to the planned development are necessary beyond those that may be approved administratively, including a failure to meet an established level of service, the development plan shall be resubmitted to the city for review and consideration of such amendments in the same manner in which the planned development was initially approved.~~

Sec. 90-431. Status of an approved PUD-M or PUD-R development.

When approved pursuant to the provisions of the land development regulations, the ~~conceptual development plan and other materials and documents as are~~ planned unit development rezoning adopted by ordinance shall constitute an amendment to ~~these regulations and~~ the official zoning map. Development within a PUD-M or PUD-R district may occur only in conformity with the approved ~~conceptual development plan~~ ordinance unless amended as provided under Section 90-433.

Sec. 90-432. Review and approval process for rezoning PUD-M and PUD-R zoning districts.

- (a) The petition including the ~~conceptual site~~ Master Concept Plan, is reviewed by the ~~building official~~ Zoning Administrator or their designee for completeness in accordance with Section 70-334. When the petition is deemed complete, the formal substantive ~~staff~~ review process begins. City reviewers shall provide the applicant a written list of documents and information necessary to deem the application sufficient to proceed to public hearing.
- (b) The Technical Review Committee (TRC) reviews the ~~conceptual~~ Master Concept Plan, property development regulations, and forwards its report and recommendations to the Planning Board in accordance with Section 70-102.
- (c) The planning board reviews the petition for rezoning, including the ~~conceptual site~~ Master Concept Plan in accordance with Section 70-152(3). This review is conducted at a public hearing [per Section 70-335(3)] and the Planning Board's recommendation is forwarded to the City Council for consideration.
- (d) The City Council considers and decides the petition for rezoning. ~~If the rezoning is approved, the site plan review process is initiated.~~
- (e) ~~The applicant submits the final site plan, accompanied by the more detailed information and drawings required for this review. TRC reviews the final site plan and approves, approves with changes or conditions, or denies the petition for site plan approval. If there are additional aspects~~

~~of the site plan requiring approval by another body, such as variances or requests for exception to the parking regulations, the site plan is forwarded to the board of adjustment and/or city council, as appropriate, for final disposition.~~

Sec. 90-433. Amending an approved planned development.

A planned development approved as part of a rezoning to the PUD-M or PUD-R zoning districts, may be amended in the same manner in which it was initially approved; provided, however, that a minor amendment may be approved administratively by the City Administrator, or their designee after review and approval by the TRC. The City Administrator, at his their discretion, may direct that a minor amendment shall be considered in the same manner as the development plan planned unit development rezoning was initially approved. A minor amendment is defined as follows:

- (1) ~~Any decrease in the total square footage, density or intensity in the approved development plan~~ Internal reconfiguring of parcels, other than relocation of access points to the planned unit development, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (2) Internal realignment of rights-of-way, other than a relocation of access points to the planned development itself, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (3) Relocation of building envelopes, structures, infrastructure, or other facilities where there is no encroachment upon required conservation, preservation or required open space areas or required easements and no reduction in the setbacks between buildings or from perimeter boundary lines;
- (4) ~~Relocation of swimming pools, clubhouses, or other recreation or other common facilities when such relocation will have no net impact on adjacent properties or land uses, and do not encroach upon required conservation or preservation areas or required easements; and,~~
- (5) ~~Relocation, reduction, or reconfiguration of lakes, ponds, or other water facilities subject to the submittal and approval of revised water management plans.~~

Sec. 90-434. Deviations.

The purpose of this section is to provide a mechanism by which deviations may be approved for planned unit developments from otherwise applicable zoning regulations. Such flexibility is intended to promote innovation, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

1. Deviations may be requested for applicable planned unit development zoning regulations including but not limited to lot size, setbacks, height, parking, landscaping, screening, signage, and open space. Deviations from procedures, definitions, density, intensity, the actual use of land or structures, or any regulations not established in the zoning regulations, are prohibited.
2. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the Master Concept Plan.
3. Justification shall be provided for each deviation requested. Justifications may be based on the following:
 - a. Why strict compliance with the standard is impractical or undesirable in this context.
 - b. How the deviation allows for improved site planning, better accommodation of site constraints, or more efficient use of land within the project.
 - c. How the proposed deviation is consistent with the intent and purpose of the planned unit development district.
 - d. If there are unique site constraints that warrant consideration of a deviation.
 - e. The request is based on sound engineering practices as applicable .
4. Approval of a deviation requires that the City Council make the following findings at time of

planned unit development approval or planned unit development amendment approval:

- a. The deviation is necessary to achieve a public benefit, design improvement, or community amenity that outweighs the departure from the standard.
- b. The granting of the deviation is not inconsistent with the City Comprehensive Plan.
- c. There will be no adverse impact on surrounding properties or on the public health, safety and welfare.

SECTION 5: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: INCLUSION IN THE CODE.

It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 7: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 8: EFFECTIVE DATE.

As provided in FS 166.041(4), this Ordinance shall become effective 10 days after passage.

INTRODUCED at a duly Noticed Public Hearing for First Reading as provided by Florida Statute (FS) 166.041(3)(c)2., a., and b. and set for Final Public Hearing on this 21st day of July, 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second at a duly Noticed Final Public Hearing as provided by FS 166.041(3)(c)2., a., and b. on this 18th day of August, 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney
Nason Yeager Gerson Harris & Fumero, P.A.

25-001-TA
Text Amendment
Staff Report



Prepared for The City of Okeechobee

Description of Proposed Text Amendment

On December 19, 2025, the proposed privately initiated text amendment was submitted by the applicant, Edison Real Estate Partners, LLC., to amend regulations for the following:

1. Chapter 66 – General Provisions, Section 66-1 - Definitions
2. Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 13. Residential Planned Unit Development (PUD-R) District
3. Chapter 90 – Zoning, Article III. - Districts and District Regulations, Division 14. Regulations Applicable to All PUD-M and PUD-R Districts

The proposed amendments are intended to allow for additional flexibility for the potential location of PUD-R developments and the petition requirements for the processing and review of PUDs. Staff worked closely with the applicant to ensure that the proposed privately initiated amendment does not conflict with the proposed City initiated amendment to update the regulations for the PUD-M zoning district (Petition #26-001-TA).

Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for requests to change land development regulations must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

- 1) *The request is not contrary to comprehensive plan requirements.*

Applicant Response: The proposed LDR Amendments are not contrary to the Comprehensive Plan. Refer to the policies below:

- FLU Element - Policy 2.1.a)2
a) Single-Family Residential. Permitted uses include single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses.

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include Rural Heritage (RH), Residential Single-Family One (RSF 1), Residential Mobile Home (RMH), and Residential Planned Unit Development (PUD-R).

Policy 2.1.a)2, states that the PUD-R district is an appropriate zoning district for the Single-family Residential FLU. The amendments to Section 66-1, Division 13, and Division 14 do not propose any conflicts or inconsistencies with the Single-Family Residential FLU category.

- FLU Element - Policy 2.1.b)2

b) Multi-family Residential. Permitted uses include all uses listed as permissible in the Single-Family Residential future land use category plus apartments, duplexes, condominiums, and public facilities, limited agriculture and accessory uses customary to permissible uses.

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include RH, Residential Single-Family Two (RSF 2), Residential Multiple Family (RMF), and PUD-R.

Policy 2.1.b)2, states that the PUD-R district is an appropriate zoning district for the Multi-family Residential FLU. The amendments to Section 66-1, Division 13, and Division 14 do not propose any conflicts or inconsistencies with the Multi-Family Residential FLU category.

- FLU Element - Policy 2.1.c)
c) Mixed Use Residential. Intended to accommodate and provide flexibility for development of multiple uses within a residential setting. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 30 acres. Development within this category would be allowed to be no more than seven and one-half (7.5) dwelling units per gross acre.

Policy 2.1.c), states that all new development within the Mixed Use Residential Category shall be required to be zoned PUD-M. The proposed amendments to Section 66-1, Division 13, and Division 14 are consistent with the designation, as the amendment does not revise regulations regarding minimum acreage nor density that conflicts with this policy.

Staff Response: Staff finds that the requested text amendments will be consistent with the Comprehensive Plan.

- 2) *The request is compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.*

Applicant Response: The proposed amendments are compatible with the intent of the LDRs and affected zoning districts. The intent of the PUD districts is to allow regulations that are flexible compared to standard zoning districts. The proposed amendment encourages innovative and efficient development within the affected districts by allowing for flexible regulations and reasonable deviations.

Staff Response: Staff finds that the requested amendments are consistent with the City of Okeechobee Land Development Code and the intent of the zoning districts affected.

3) *The request will not have an adverse effect on the public interest.*

Applicant Response: The proposed amendment will not have an adverse effect on the public interest. Amending the LDR language to allow for attached single-family dwellings and encourage quality development and design will benefit the City and its residents.

Staff Response: The proposed text amendments will allow for PUDs to be proposed at additional locations throughout the City, which could have a positive effect on the public interest to allow for a more flexible zoning district as opposed to the existing conventional zoning districts.

4) *The request is appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.*

Applicant Response: The proposed amendment is compatible with other uses permitted within the PUD-R and PUD-M districts. Detached single-family dwelling units, which are now defined in Sec. 66-1 and added as a permitted use to Division 13, are compatible with the other land uses permitted in the City and within the PUD districts. The proposed amendment will not be detrimental to urbanizing land uses. Any applications to rezone property to PUD-R or PUD-M are required to follow the process outlined in the Land Development Regulations.

Staff Response: Staff agrees that the requested amendments are compatible with the other land uses currently allowed in the zoning districts affected. The proposed amendments are expected to complement the urbanizing land use patterns of the City.

5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.*

Applicant Response: The proposed amendment will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the affected or nearby zoning districts. The amended language creates more flexibility than what is currently permitted, therefore will not impact existing developments in terms of compliance. Overall, the amendment intends to encourage innovative and creatively designed development, which should positively impact property values and living conditions.

Staff Response: Staff agrees that the proposed amendments will allow for more flexibility within the PUD zoning districts which could lower impacts from potential future developments.

- 6) *Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: The proposed new language in Sec. 90-428(8) regulates perimeter buffering for all new development. Four buffer types of varying widths and landscaping requirements are proposed, and are required based on the subject property and adjacent land uses. This section complies with this criterion.

Staff Response: The proposed amendments introduce new buffer requirements for PUDs in an effort to reduce impacts to surrounding uses.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

Applicant Response: The proposed amendment will not create a density pattern that would overburden public facilities. All developments proposed in the PUD-M or PUD-R zoning districts will follow all regulations outlined in Divisions 13 and 14.

Staff Response: Staff agrees that the proposed amendments will not adversely affect density patterns or overburden public facilities as all developments will continue to be required to meet the density limitations set out in the Comprehensive Plan.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Applicant Response: The proposed amendment will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. Stated in the response to criteria seven (7) above, all development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of traffic, drainage, and flooding.

Staff Response: Staff agrees that the proposed amendments will not affect traffic congestion, flooding or drainage problems, or otherwise affect public safety. All development will continue to be required to comply with all applicable zoning and development regulations.

- 9) *The request will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.*

Applicant Response: The proposed amendment will not inordinately burden properties in the affected zoning districts by unnecessary restrictions. The proposed amendments enhance the existing PUD districts by allowing additional flexibility to deviate from standard development regulations, not create unnecessary restrictions.

Staff Response: Staff agrees.

Planning Board Recommendation

The City of Okeechobee Planning Board reviewed the amendments proposed by this application and recommended approval to the City Council on June 17, 2026. One change to the proposed amendments was discussed with the Planning Board and is now represented in the draft Ordinance. The existing definition of *single family dwelling* provided in LDC 66-1 was previously proposed to be amended as follows:

Dwelling, single-family detached, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

However, the proposed revision to add the word ‘detached’ to the subject term is no longer proposed. Upon further consideration and discussion with the applicant as well as the Planning Board, the change is determined not necessary or advisable, as the word ‘detached’ is already included in the definition of the term; and changing the term could result in issues related to applicability of the existing usage of that term throughout the LDC.

Staff Recommendation

Based on the materials provided by the applicant and the above analysis we find that this requested text amendment is consistent with the City’s Comprehensive Plan and the findings required for granting a change in land development regulations. Therefore, we recommend approval of the Applicant’s request.

Submitted by:



Ben Smith, AICP
Director of Planning
July 13, 2026

Okeechobee Council First Reading: July 21, 2026



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
JUNE 17, 2026
OFFICIAL MINUTES**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Wednesday, June 17, 2026, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Phil Baughman followed by the Pledge of Allegiance.

II. ATTENDANCE

Board Secretary Tammy Parker called the roll. Members physically present to establish a quorum: Chairperson Dawn Hoover, Vice Chairperson Karyne Brass, Board Members Phil Baughman, Mac Jonassaint, Douglas McCoy, and Alternate Board Members Dora Roberts and Patty Burnette were present. Board Members Carl Berlin and Jim Shaw were absent. Council Member Jim Shaw's absence was with consent. Chairperson Hoover moved Alternate Board Members Roberts and Burnette to voting positions.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no modifications to the published agenda.
- B. Motion by Member Baughman, seconded by Jonassaint to adopt the agenda as presented. **Motion Carried Unanimously.**
- C. No comment cards were received for public participation for issues not on the agenda.
- D. Board Secretary Tammy Parker administered the Oath to the parties intending to speak, Ben Smith and Roxann Read.

IV. MINUTES

- A. Motion by Vice Chairperson Brass, seconded by Member Baughman to dispense with the reading and approve the November 20, 2025, Regular Meeting Minutes [as presented in **Exhibit 1**]. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:05 P.M.

- A. **Proposed Land Development Regulations (LDR) Text Amendment Application No. 25-001-TA, privately initiated by Edison Real Estate Partners, LLC, to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. Residential Planned Unit Development (PUD-R) District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all Multi-Use Planned Unit Development (PUD-M) and (PUD-R). (Exhibit 2)**

- 1. City Planning Consultant Ben Smith of Morris-Depew Associates, Inc., reviewed the Planning Staff Report and reminded the Board this is the first proposed zoning change since the workshop with City Council in October of 2025, where Council Members expressed the need for more flexibility in future planning and development. He further explained the current codes do not provide flexibility for less conventional development. The language in the Future Land Use (FLU) Mixed Use is narrow and specific, and the LDRs do not allow flexibility in developments. The proposed change would allow flexibility for use and would be beneficial for both the City and developer.

He continued, stating since submittal of the application, the applicant, their representatives and City staff have coordinated all the proposed changes to the regulations for Chapter 66-1 – Definitions; Chapter 90 – Division 13, PUD-R District; and Chapter 90 – Division 14 applicable to all PUD-M and PUD-R. City staff now fully supports the changes, finding the requested text amendment is consistent with the City's Comprehensive Plan and the findings required for granting a change in the LDRs.

- 2. On behalf of the applicant, Ms. Roxann Read of WGI, Inc., presented a PowerPoint overview describing the Planned Unit Development (PUD) changes and a future project planned within an area that includes the Blue

V. PUBLIC HEARING ITEM A CONTINUED

Heron Golf and Country Club properties. This project is pending recommendation for approval by the Planning Board and approval by City Council of the PUD changes. PowerPoint added to the record.

3. Discussion among the Board Members included the effects on the existing Blue Heron Golf Course property owners and residents and the existing Blue Heron Homeowners Association. Concerns discussed were potential drainage issues for the Blue Heron property owners, whether the homeowner's association was active, and changes in the types of development potentially allowed if the PUD changes were approved and the effects on the existing residents. City Administrator Gary Ritter addressed the Board clarifying the application before the Board was for a modification to the flexibility of PUDs as a whole as described in the City's Code of Ordinances, Zoning Chapter 90, Division 13 PUD-R and Division 14 PUD-M and PUD-R. He stated that while the request included the area of the Blue Heron Golf and Country Club, the application was a request for any areas city-wide with a current zoning designation as PUD-M and PUD-R.
4. Board member Phil Baughman stated he agreed flexibility is needed within PUD's but addressed specific concerns regarding the effect of these changes on the existing residents within the Blue Heron properties such as whether the Blue Heron Homeowners Association remained active, current road infrastructure and potential stormwater drainage issues. Other potential issues discussed amongst the Board included changes to lot sizes, buffer requirements and who would be responsible for maintenance of the stormwater system.
5. Board Member Jonassaint expressed concerns regarding who would benefit from the changes by questioning whether the proposed changes specifically benefit the applicant or if they would be beneficial to the community as a whole.
6. Planner Smith reiterated this is the first step to potential changes being presented to the City Council. He reminded the Board that prior to any development affecting the Blue Heron properties, an application and site plan must be presented to the Technical Review Committee which would require, a master concept, traffic studies, and stormwater management system among other things. Depending on the specifics of the proposed project in the area, it could potentially be before the Planning Board where any regulatory requirements or conditions could be addressed.
7. No Ex-Parte disclosures were offered.
8. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed Land Development Regulations Text Amendment Application No. 25-001-TA, as presented in Exhibit 2, which includes the Planning Consultants findings and recommendation for approval to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. PUD-R District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all PUD-M and PUD-R. The **Motion Carried with a vote of 6 votes in the affirmative and 1 vote against by Alternate Board Member Dora Roberts**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

- B. Proposed Land Development Regulations Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's Land Development Code. (Exhibit 3)**

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686		Date: 12-19-25 Fee Paid: 500.00 1 st Hearing: 6-17-26 Publication Dates: PB: 5/27 + 6/3/26 Notices Mailed: 6-2-26	Petition No. 25-001-TA Jurisdiction: PB & CC CC 1st Redt PH: 7-21-26 Ad: 8/18/26 Ad: 8/12/26
APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS			
APPLICANT INFORMATION			
1	Name of Applicant: Edison Real Estate Partners, LLC	Agent: Erin Lees (WGI, Inc.)	
2	Mailing address: 1275 Peachtree Street NE, Suite 550 Atlanta, GA 30309	Mailing Address: 548 NW Mercantile Pl, Port St. Lucie, FL 34986	
3	E-mail address: Contact Agent.	Email Address: Erin.Lees@wginc.com	
4	Daytime phone(s): Contact Agent.	Daytime Phone: 772.408.5258	
5	Do you own residential property within the City? () Yes (x) No If yes, provide address(es)		
6	Do you own nonresidential property within the City? () Yes (x) No If yes, provide address(es) Applicant is a contract purchaser for the property identified by the following Parcel Control Numbers: 2-27-37-35-0A00-00001-A000, 2-27-37-35-0A00-00001-0000, 2-22-37-35-0A00-00043-A000, 2-22-37-35-0A00-00041-A000		
REQUEST INFORMATION			
7	Request is for: (x) Text change to an existing section of the LDRs () Addition of a permitted use () Deletion of a permitted use () Addition of a special exception use () Deletion of a special exception use () Addition of an accessory use () Deletion of an accessory use		
8	Provide a detailed description of text changes to existing section(s) showing deletions in strikeout and additions in underline format. (This description may be provided on separate sheets if necessary.) Please refer to the proposed Text Amendment language and Justification Statement.		

9	Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.) The Applicant proposes amendments to Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts. Please refer to the proposed Text Amendment language and Justification Statement.
	REQUIRED ATTACHMENTS
10	Non-refundable application fee of \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges – When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.

Confirmation of Information Accuracy

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature	Printed Name	Date
<u><i>Erin Lees</i></u>	<u>Erin Lees (WGI, Inc.)</u>	<u>12/19/2025</u>

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 218

**FINDINGS REQUIRED FOR GRANTING A
CHANGE IN LAND DEVELOPMENT REGULATIONS
(Sec. 70-340, LDR page CD70:16 as modified for a text amendment)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed request is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that the proposed change and its likely effects:

1. Are not contrary to Comprehensive Plan requirements.

Refer to the justification statement.

2. Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.

Refer to the justification statement.

3. Will not have an adverse effect on the public interest.

Refer to the justification statement.

4. Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.

Refer to the justification statement.

5. Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.

Refer to the justification statement.

6. Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.

Refer to the justification statement.

7. Will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.

Refer to the justification statement.

8. Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

Refer to the justification statement.

9. Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.

Refer to the justification statement.

Your responses to these findings should be as descriptive as possible. Attach additional pages as may be necessary to adequately make your case. The City will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.



JUSTIFICATION STATEMENT
Land Development Regulations (LDR) Amendment
Application No. TBD
Initial Submittal: December 19, 2025

I. REQUEST

On behalf of Edison Real Estate Partners, LLC ("Applicant"), WGI, Inc. requests approval of a **Text Amendment to the Land Development Regulations** to update Land Development Regulations (LDRs) Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts.

II. APPLICATION SUMMARY

The proposed amendments are outlined below:

A. Chapter 66, Section 66-1 – Definitions

Section 66-1 defines "Dwelling, single-family" as a "detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities", which limits the use to detached units only. Division 12. Mixed-Use Planned Unit Development (PUD-M) District, Section 90-402 permits "Attached and detached single-family dwellings" within the PUD-M district, which is inconsistent with the current "Dwelling, single-family" definition.

Language is proposed to correct this inconsistency and include attached single-family units within the Section 66-1 definition. Specifically, the proposed language allows for attached single-family dwelling units that are structurally connected to one or more adjacent dwelling units by a common wall or walls, arranged side-by-side with no other dwelling unit located above or below, and have their own individual entrance and direct access to the exterior.

B. Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

Current PUD regulations, in some cases, do not meet current industry standards nor support the intent of a PUD to encourage innovative and creative development. The proposed amendment includes modifications to language in Section 90-428 and Section 90-429, and a proposed new Section 90-434 - Deviations and Alternative Standards.

Language is added to the introductory paragraph of Section 90-428 to expand upon the intent and purpose of the PUD district. Added language notes that the district is established to encourage innovative and efficient land planning and development while achieving comprehensive plan objectives. Further, the purpose of providing flexibility in PUDs is to encourage quality development, superior design, and innovative development techniques.

Proposed Section 90-428(8) regulates setbacks to generally follow those applicable to equivalent zoning districts and allow deviations throughout the PUD approval process.

Proposed Section 90-428(9) allows lot width and size flexibility while preserving the natural environment and plan for future roadway connections.

Proposed Section 90-428(10) allows both detached and attached single-family units within the PUD-R district, provided that density is limited to the maximum density permitted by the underlying Future Land Use (FLU) designation. Adding language for attached single-family units creates consistency between the proposed amendment to Section 66-1 and Division 12, Section 90-402 as outlined in Section II.A. above.

Proposed Section 90-428(10) allows for flexibility of minimum lot widths and size to accommodate alternative lot sizes that meet current industry standards. Proposed language requires a 35-foot minimum lot width for single-family detached units, and minimum 70-foot lot width for combined lots with single-family attached units. Divisions 12, 13, and 14, LDR sections which regulate the PUD-R and PUD-M districts, do not currently regulate lot sizes. The closest regulation for single-family lot sizes is in the Residential Single-family One (RSF-1) district, which requires a lot area of 10,000 square feet and width of 75 feet. 75 feet is larger than the industry standard for single-family lots, and allowing a narrower lot size will allow for more flexibility and creative development.

Section 90-429 includes a minor adjustment to specify that a justification statement is required with rezoning petition applications.

Proposed Section 90-434 provides a mechanism for Applicants to request deviations and alternative standards within PUD-R or PUD-M developments. Providing flexibility will promote innovative development techniques, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

C. Division 13. Residential Planned Unit Development (PUD-R) District

As a result of the updates to the “Dwelling, single-family” definition in Section 66-1 and Section 90-428(10), Division 13 requires an amendment to prevent the creation of another LDR inconsistency.

Section 90-417(a)(1) and Section 90-417(a)(2) list “detached single-family dwellings, zero lot line single-family dwellings” as a permitted use on lands with residential single-family and residential multi-family FLU. The proposed amendment includes both attached and detached units.

Overall, the proposed amendments to Chapter 66, Section 66-1, Division 14, and Division 13 encourage innovative and efficient PUD development and correct inconsistencies in the LDRs. The proposed amended text is attached as an exhibit in strikethrough and underline format.

III. LAND DEVELOPMENT REGULATIONS AMENDMENT – STANDARDS

According to Section 70-340 of the LDRs the city council, planning board, or board of adjustment, as appropriate, shall find that a petition meets the following standards when acting upon a petition:

1. *Are not contrary to Comprehensive Plan requirements.*

Response: The proposed LDR Amendments are not contrary to the Comprehensive Plan. Refer to the policies below:

A. Amendment to Chapter 66, Section 66-1 – Definitions

• ***FLU Element - Policy 2.1.c)4.a.***

Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.

Policy 2.1.c)4.a, states that single-family attached and detached units are permitted within the Mixed Use Residential FLU Category. Amending the Dwelling, single-family definition to include attached will correct the inconsistency between Section 66-1 and this policy.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

- **FLU Element - Policy 2.1.a)2**

- a) *Single-Family Residential. Permitted uses include single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses.*

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include Rural Heritage (RH), Residential Single-Family One (RSF 1), Residential Mobile Home (RMH), and Residential Planned Unit Development (PUD-R).

Policy 2.1.a)2, states that the PUD-R district is an appropriate zoning district for the Single-family Residential FLU. The amendment to Division 14 does not propose any conflicts or inconsistencies with the Single-Family Residential FLU category.

- **FLU Element - Policy 2.1.b)2**

- b) *Multi-family Residential. Permitted uses include all uses listed as permissible in the Single-Family Residential future land use category plus apartments, duplexes, condominiums, and public facilities, limited agriculture and accessory uses customary to permissible uses.*

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include RH, Residential Single-Family Two (RSF 2), Residential Multiple Family (RMF), and PUD-R.

Policy 2.1.b)2, states that the PUD-R district is an appropriate zoning district for the Multi-family residential FLU. The amendment to Division 14 does not propose any conflicts or inconsistencies with the Multi-Family Residential FLU category.

- **FLU Element - Policy 2.1.c)**

- c) *Mixed Use Residential. Intended to accommodate and provide flexibility for development of multiple uses within a residential setting. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 30 acres. Development within this category would be allowed to be no more than seven and one-half (7.5) dwelling units per gross acre.*

Policy 2.1.c), states that all new development within the Mixed Use Residential Category shall be required to be zoned PUD-M. The proposed amendment to Division 14 is consistent with the designation, as the amendment does not revise regulations regarding minimum acreage nor density that conflicts with this policy.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

- **FLU Element - Policy 2.1.a)**

- d) *Single-Family Residential. Permitted uses include single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses.*

The proposed amendment to Division 13 allows for attached and detached single-family dwelling units on land with a single-family residential FLU category, which is consistent with this policy and the proposed amendment to 66-1.

- **FLU Element - Policy 2.1.b)**

e) *Multi-family Residential. Permitted uses include all uses listed as permissible in the Single-Family Residential future land use category plus apartments, duplexes, condominiums, and public facilities, limited agriculture and accessory uses customary to permissible uses.*

The proposed amendment to Division 13 allows for attached and detached single-family dwelling units on land with a multi-family residential FLU category, which is consistent with this policy and the proposed amendment to 66-1.

2. *Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment is compatible with the intent of the LDRs and affected zoning districts. The current definition limits the Dwelling, single-family use to detached units only, which is inconsistent with other sections in the LDRs such as Section 90-402 which permits “Attached and detached single-family dwellings” within the PUD-M district. The proposed amendment corrects an existing inconsistency, paired with amendments to Division 13 and 14.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment is compatible with the intent of the LDRs and affected zoning districts. The intent of the PUD districts is to allow regulations that are flexible compared to standard zoning districts. The proposed amendment encourages innovative and efficient development within the affected districts by allowing for flexible regulations and reasonable deviations.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

3. *Will not have an adverse effect on the public interest.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment will not have an adverse effect on the public interest. Revising the Dwelling, single-family definition will simply correct an inconsistency within the LDRs.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not have an adverse effect on the public interest. Amending the LDR language to encourage quality development and design will benefit the City and its residents.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

4. *Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment is appropriate for the uses permitted within the PUD-R and PUD-M districts. Stated previously, the PUD-M district already allows for attached single-family units, so this amendment corrects the inconsistency. Amendments to Division 14 and Division 13 will also create further consistency throughout the LDRs.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment is appropriate for the uses permitted within the PUD-R and PUD-M districts. The proposed Section 90-428(10) language allows for single-family detached and attached units within the PUD-R district. The amended language does not regulate the location of PUD-R and PUD-M districts. Any applications to rezone property to PUD-R or PUD-M are required to be processed through the Planning and Zoning department.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

5. *Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the affected or nearby zoning districts. The amended language creates more flexibility than what is currently permitted, therefore will not impact existing developments in terms of compliance. Overall, the amendment intends to encourage innovative and creatively designed development, which should positively impact property values and living conditions.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

6. *Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment does not impact buffer requirements. Existing language in Section 90-428(3) states: "Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property." This section is not proposed to be amended.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

7. *Will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not create a density pattern that would overburden public facilities. Per proposed language in Section 90-428(10), maximum density in the PUD-M or PUD-R district shall be established by the underlying FLU designation of the property.

All development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of public facilities. Section 90-428(3) states: "Regardless, the approval process will address compatibility with neighboring zoning categories, including that the overall density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties." This section is not proposed to be amended.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

8. *Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. Stated in the response to criteria seven (7) above, all development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of traffic, drainage, and flooding.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

9. *Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not inordinately burden properties in the affected zoning districts by unnecessary restrictions. The proposed amendments intent to enhance the existing PUD districts by allowing additional flexibility to deviate from standard development regulations, not create unnecessary restrictions.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

IV. CONCLUSION

Based on the information above, the Applicant requests approval of the proposed LDR amendment to Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts.

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

Sec. 66-1. Definitions.

The following words, terms and phrases, when used in these land development regulations (subpart B of this Code), shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandon means to discontinue a use for more than 150 days, unless otherwise defined.

Abut means to share a common property line.

Accessory use, commercial or industrial, means a subordinate use which is customarily associated with, and incidental to, the principal commercial or industrial use located on the same parcel, and includes parking and landscaping.

Accessory use, customary, means a subordinate use which is customarily associated with, and incidental to, the principal use or building and located on the same parcel.

Accessory use, residential, means a subordinate use which is customarily associated with, and incidental to, the principal residential use located on the same parcel, which does not involve the conduct of business except a permitted home occupation, and includes the following: garage, carport, landscaping, nursery, greenhouse, gazebo, garden shed, tool shed, patio, barbecue pit, boat dock and boat ramp, swimming pool and enclosed screening, children's play equipment.

Adult entertainment means an establishment intended primarily for adults due to the sexual nature of its merchandise, entertainment or activities; and includes adult bookstore, adult video store, massage parlor, steam bath, adult private dancing, modeling studio, topless dancing, and similar establishments with nude or seminude entertainers or employees.

Adult family care homes or assisted living facilities means a building designed or used as permanent living quarters for six or more unrelated persons or families, in which individual cooking facilities are not provided. The term "adult family care homes or assisted living facilities" includes an adult congregate living facility, and housing for the elderly. The term "adult family care homes or assisted living facilities" shall not include a hotel, motel, or nursing home.

Adult gaming center means an establishment that provides consoles, seating or stations for an individual to participate in video gaming, internet gaming, or other forms of games of chance where the individual is charged for the use of the video console or computer game or station and prizes are awarded in any form. This definition specifically excludes games of skill and entertainment as are typically found in video and entertainment arcades catering primarily to minors.

Affordable housing means housing costs that, on a monthly basis, require rent or mortgage payments of no more than 30 percent of the monthly gross income of a lower income family.

Alcohol and drug rehabilitation center/detox center means a facility providing an active rehabilitation treatment program run throughout the day, where the residents receive intensive individual and group counseling for their substance abuse. Residents typically stay for one to six months.

Antenna means an arrangement of wires or metal used in sending or receiving electronic waves; including a radio, television or communications satellite dish or antenna.

Architect means a person licensed to practice architecture in the state.

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Auction house (indoor) means an establishment where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other. This definition does not include outdoor or open-air auctions where vehicles, farm and construction equipment and the like are auctioned.

Auto service station means an establishment used for sale of motor fuel, oil, motor vehicle accessories, and as an accessory use convenience goods to gasoline customers, and which may include facilities for lubricating, washing, servicing and minor repairs to vehicles, but not including painting and body repairs.

Automated teller machine/ATM means a machine used by bank and financial service patrons to conduct transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel. The machines may be located at or within a bank, or in other locations. A walk-up ATM located inside or on the outside wall of the principal use is considered a customary accessory use to all uses of a commercial nature contained in the list of permitted or special exception uses in the CPO, CLT, CHV, and CBD zoning districts.

Bar means an establishment for the sale and on-premises consumption of alcoholic beverages as a primary use, without live performers, and includes a tavern, cocktail lounge and saloon.

Boardinghouse means an owner-occupied dwelling, or part thereof, in which lodging, and perhaps meals, are provided to individuals unrelated to the owner for compensation; includes a rooming house.

Bed and breakfast establishment means an owner-occupied dwelling in which overnight accommodations and a morning meal are provided, for compensation, to transients.

Building height means the vertical distance measured from the average elevation of a proposed finished grade at the front of a building to the highest point of the roof surface of flat and mansard roofs, and to the average height between the eaves and ridge for other types of roofs.

Building line means the rear edge of the required front yard.

Bulk storage means the storage of liquid, solid or gaseous materials in structures for subsequent resale to distributors, retail dealers or outlets, and not directly to the consuming public.

Cafe means an establishment which provides food and nonalcoholic beverages for on-premises and off-premises consumption, but is limited to not more than 20 seats for patrons; and includes a coffee shop and sandwich shop.

Camouflaged tower means a communications tower designed to unobtrusively blend into the existing surroundings and be disguised so as not to have the appearance of a communications tower. Camouflaged communications towers on buildings, not including accompanying antenna mounts, must be disguised to appear as an accessory structure that is normally associated with the principal use occupying the property. Other camouflaged communications towers must be disguised to blend in with other facilities on the property or existing vegetation. Examples of camouflaged communication towers would be a communications tower constructed in the form and shape of a tree to be part of a forested area, or a tower constructed to appear to be a component of a bell or clock tower on sites with compatible buildings or a component of a church steeple on sites with churches. Surface finish, paint, or markings alone are insufficient to qualify for a determination as a camouflaged communications tower. Camouflaged towers shall not be lit.

Car wash means an establishment which provides facilities for washing and cleaning motor vehicles.

Cluster development means the development of residential dwelling units, or commercial, industrial or institutional building floor area, in which the density or intensity of the uses is increased by the transfer of density or intensity from one site or part of a site to another. Such development is authorized by permitting smaller lot sizes when a specified part of the land is placed in permanent conservation use.

Communication antenna means an antenna designated to transmit and/or receive communications as authorized by the Federal Communication Commission.

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Communication towers means any structure intended exclusively to support communication antennas, excluding antenna mounts. Design examples of communication towers are described as follows:

- (1) Self-supporting lattice;
- (2) Guyed;
- (3) Monopole; and
- (4) Any other tower type structure as determined by the building official or designee of the city council.

Community center means a facility used for recreational, social, educational, or cultural activities, and not operated primarily for profit.

Concurrency means a condition that requires public facilities and services to maintain the adopted level of service standards when the impacts of a development occurs.

Concurrency compliance means requirements that shall be satisfied when the required public facilities and services are in place at the time a development permit is issued. A development permit is issued subject to the condition that the required public facilities and services will be in place when the impacts of development occur; the required public facilities and services will be in place in adherence to state mandates under F.S. ch. 163 and F.A.C. 9J-5.

Convenience store means a retail establishment offering for sale prepackaged food products, beverages, household items, newspapers and magazines, sandwiches and other freshly prepared foods for consumption off the premises.

Convenience store with fuel pumps means a convenience store providing motor vehicle fuels, and which may also stock within the principal structure and offer for sale prepackaged motor oil and other small prepackaged automotive-related accessories.

Craft studio means arts, crafts and hobbies, ceramic, glass, photography, picture framing, wood carving, and weaving studios, and includes the sale of articles produced on the premises.

Day care center means an establishment providing daytime care or instruction for four or more unrelated persons, and includes nursery school, child and adult care facilities.

Developer means any person, legal entity or government agency undertaking any development.

Development activity means the commencement of development activity is that portion in time when the developer has completed the site or plan review process, and a development or building permit to commence construction has been issued by the city.

Development order means any order issued by the city granting, denying, or granting with conditions an application for a development permit.

Development permit means a permit issued by the city, including a building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance or any other official action, having the effect of permitting development of land.

Dock means any fixed or floating accessory structure for securing vessels, loading or unloading persons or property, or providing access to the water.

Drive-through service means a building or part thereof, where a product is sold to, or a service performed for, customers while they are in or near a motor vehicle, except for an auto service station and a car wash.

Dry cleaner/laundry means an establishment where retail customers drop off and pick up clothing for laundering and/or cleaning. Laundering and/or dry cleaning may be conducted on the premises.

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Dwelling and *dwelling unit* mean a building or part thereof designed or intended for occupancy as permanent separate living quarters, with one kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of one family maintaining a household. The terms "dwelling," "single-family dwelling," "two-family dwelling," or "multiple-family dwelling" shall not include a motel, hotel, camp, recreation vehicle or similar structure.

Dwelling, multiple-family, means a building designed or used as permanent living quarters for three or more families living independently from each other, and includes townhouses, rowhouses, apartments, and patio home attached units.

Dwelling, single-family attached, means a dwelling unit that is attached to another by a common wall or roof where each unit has direct exterior access. No unit is located above another, each unit is completely separated from any others by a rated firewall or a fire and sound resistant enclosed separation or space, and each dwelling unit is on a separate lot under separate ownership.

Dwelling, single-family detached, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

Dwelling, two-family, means a building containing two dwelling units designed as living quarters for two families living independently from each other, and includes duplex and semidetached units.

Dwelling, zero lot line, means a single-family detached dwelling unit which is sited on a lot with one wall abutting one interior side lot line.

Engineer means a person licensed to practice engineering in the state.

Family means any number of persons related by blood, marriage or adoption, and not more than four unrelated persons, living together as a single housekeeping unit.

FEMA means the Federal Emergency Management Agency.

Flag means any freely waving material containing colors, patterns, insignias or symbols except as otherwise defined for the purposes of distinguishing a flag from a banner (see definition of a flag in division 5, signs, section 90-564).

Flea market means a market held in an open area or structure where parcels of land or portions of a building(s) are rented to individual merchants to display and sell goods.

Flood hazard area means areas designated on FEMA Flood Hazard Boundary Maps as zone A, and flood insurance rate maps as zones A, AO, AH, A1-30, AE, A-99, and B. Areas within the city not included on these maps shall be considered to be in FIRM zone C.

Floor area ratio means the gross floor area of all buildings or structures on a lot divided by the total area of the lot.

Fortuneteller means an establishment where readings are given for a fee, and includes astrologist, clairvoyant, mystic, palmist, psychic reader, telepathist and similar activities.

Foster care facility means a building designed or used as permanent living quarters for foster residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adults.

Funeral home means an establishment where funerals are managed and human remains are prepared for burial; and excludes a crematory.

Golf course means land in excess of 90 acres for a nine hole 32 plus par, and 150 acres for an 18 hole 64 plus par course, including clubhouse and accessory facilities.

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Group home means a building designed or used as permanent or temporary living quarters for six or more unrelated persons in which individual cooking facilities are not provided. Included in such designation, but not limited to, are such facilities as residential facilities and comprehensive transitional education programs under F.S. ch. 393; domestic violence centers under F.S. ch. 415; community residential homes in excess of six persons under F.S. ch. 419; and such similar facilities as authorized by law, and for which licensing is first required by law, and for which licensing is first required by the state department of children and families and/or the agency for health care administration, or other state or federal agency. This definition specifically excludes alcohol and drug rehabilitation/detox centers and recovery centers/sober homes.

Guesthouse means an accessory dwelling unit to a principal residence on a lot, intended for nonpaying accommodation of guests visiting the occupants of the principal dwelling. A guesthouse includes a garage apartment and an accessory apartment.

Height (see definitions for building height and structure height).

Home occupation means a business, profession, or trade carried out for financial gain by a resident and within the resident's dwelling unit.

Hotel means an establishment containing primarily sleeping accommodations for transient guests, with no kitchen facilities other than a microwave, coffee pot, and small refrigerator, and which may have restaurants, personal services and indoor recreation as accessory uses.

House of worship means a church, temple, synagogue and similar centers of an established religion for the primary purpose of conducting religious services on a regular basis.

Illegal use, structure or sign means any use, building, structure or sign used or erected without permission from the city and/or in violation of these regulations.

Land means earth, water, and air, above, below or on the surface, and includes any improvements or structures customarily regarded as land.

Land development regulations means ordinances adopted by the city council for the regulation of any aspect of development and includes zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Landscape buffer means a continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between developments.

Landscaping means any combination of living plants (grass, ground cover, vines, shrubs, hedges, trees) or nonliving landscape materials (rocks, mulch, decorative paving). Landscaping may include the preservation of existing native trees and vegetation into site development.

Laundromat means an establishment providing home-type washing, drying, and dry cleaning and/or ironing machines on the premises for rental use to the general public.

Laundry, commercial, means an establishment providing bulk washing, drying, dry cleaning, and/or ironing services on the premises for commercial or industrial clients.

Limited agriculture means commercial or noncommercial boarding, raising and grazing of horses and cattle; noncommercial raising or keeping of a maximum of three in total number of hogs, sheep, and goats; noncommercial plant and vegetable gardens; and cultivation of hay for use or sale.

Lot means land occupied or which may be occupied by a building and its accessory uses, together with such open spaces as are required, having not less than minimum area, width and depth required for a lot in the district in which such land is situated, and having frontage on a street, or other means of access as may be determined to be adequate as a condition of issuance of a building permit

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Lot coverage means the percentage of the lot covered by buildings, including roofed porch, garage, carport, swimming pool, solid deck, and other accessory buildings. Vehicular driveways and pedestrian paths are not included in coverage.

Lot frontage means the shortest property line adjacent to a street; it is also the front property line.

Lot of record means a lot which is part of a subdivision recorded in the office of the clerk, circuit court.

Lower income family means a family or household whose annual income does not exceed 80 percent of that of a median family or household income for the city, adjusted for household size.

Magistrate means in the context of the City of Okeechobee, the magistrate is an appointed local official, and member of the Florida Bar, entrusted with the administration of codes and laws; he or she is the principal officer exercising governmental powers, or judicial functions in quasi-judicial proceedings before boards within the city; taking and receiving evidence, making findings of fact and conclusions of law, and issuing legally binding orders thereon. This definition shall apply in every section of city codes or ordinances that refer to code enforcement board.

Manufacturing means establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the fabrication and/or assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

Marina means a facility for storing, servicing, fueling, berthing, and securing of boats and which may include eating, sleeping, and retail facilities for owners, crews, and guests.

Medical marijuana dispensary means a facility licensed or registered by the Florida Department of Health that dispenses medical marijuana or products containing marijuana and related supplies, to qualifying patients or their caregivers, pursuant to statute. A medical marijuana dispensing facility does not cultivate process, transfer, or prepare any form of marijuana or marijuana product.

Mobile home means a manufactured, detached, transportable structure on a foundation or rigid support, with over 400 square feet of floor area, designed for use as permanent living quarters, and built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act. A recreational vehicle is not to be considered as a mobile home.

Mobile home park means land under single ownership which is used to supply to the public spaces for the placement and occupancy of two or more mobile homes as dwelling units.

Mobile home subdivision means a subdivision of land for the sale of lots for the placement and occupancy of mobile homes as dwelling units.

Mobile home, substandard, means mobile homes built prior to June 15, 1976, and newer mobile homes built not in compliance with the Federal Manufactured Housing Construction and Safety Standards Act.

Modular home means factory built housing certified as meeting the state building code as applicable for modular housing. State-certified modular homes shall be subject to the same regulations as site-built dwellings.

Motel means an establishment containing sleeping accommodations for transient guests, which has individual entrances from the outside to serve each room, generally with no provisions made for cooking in individual rooms, and which may have a restaurant and indoor recreation as accessory uses. Recovery centers/sober homes are not motels.

Nightclub means an establishment providing indoor entertainment, usually with live performers and dancing, where food and alcoholic beverages may be sold for on-premises consumption.

Nonconforming lot means a parcel of land shown on a plat recorded prior to enactment or amendment of these regulations, but which does not conform to the minimum area, frontage, width or depth regulations for the district in which it is located.

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Nonconforming structure means a lawful building or structure existing on the date of enactment or amendment of these regulations, but which does not conform to the yard, setback, coverage, height, parking, landscaping or supplementary regulations of the district in which it is located.

Nonconforming use means a lawful building, structure or land existing on the date of enactment or amendment of these regulations, but which does not conform to the use regulations of the district in which it is located.

Nursing home means an establishment providing permanent living quarters for three or more unrelated, disabled, sick or mentally ill persons, in which convalescent facilities and personal care are provided; but not including hospitals, clinics and institutions.

Office, business, means an establishment not involving the sale of goods, and including such businesses as bank, employment agency, financial services, insurance agent, manufacturer's agent, real estate broker, stock broker, telephone answer service, travel agent or similar use.

Office, medical, means an establishment providing human out-patient services by persons practicing health services, including acupuncturist, chiroprapist, chiropractor, dentist, optician, optometrist, osteopath, physical therapist, physician, or any such lawful profession, but excludes masseur, in-patient hospital care and veterinarian.

Office, professional, means an establishment of an accountant, architect, attorney, engineer, landscape architect, surveyor, urban planner, and similar nonmedical professionals.

Off-street loading space means space at least ten feet wide by 30 feet long by 14 feet high used for temporary location of one motor vehicle while loading or unloading persons or cargo.

Open space means undeveloped land suitable for passive recreation or conservation uses.

Outdoor sales and storage means an establishment for the sale or storage of new and used goods, including building and farm equipment and materials, and mobile homes.

Outdoor vehicle sales lot means an establishment for the sales of new and used operable vehicles including cars, campers, recreational vehicles, trailers, trucks, boats and similar vehicles; and excluding golf carts, riding mowers, go-carts, farm equipment and mobile homes.

Owner means the owner of record of property as appears in official records of the county.

Parcel (of land) means land capable of being described by definite location and boundaries, which is designated by its owner as land to be used or developed as a unit, or which has been used as a unit.

Park model recreational vehicle means a manufactured, detached, transportable structure on a foundation or rigid support, with less than 500 square feet of floor area, designed for use as seasonal or temporary living quarters when connected to water, sewer and electric utilities.

Parking space, handicapped, means parking space as required by F.S. § 316.1955.

Parking space, off-street, means space at least nine feet wide by 20 feet long used for temporary location of one motor vehicle.

Parking space, tandem, means parking space that abuts a second parking space in such a way that vehicular access to the second space can be made only through the first space.

Pawnshop means an establishment where items may be bought outright or left as collateral in order to borrow money; and which those same items may be sold.

Pet grooming means an establishment providing for the hygienic care and cleaning of a domestic pet, usually dogs, cats, and sometimes birds, and includes the preparation or enhancement of a pet's physical appearance for "showing" or other types of competition.

Pier (see dock).

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Planned unit development (PUD) means land under unified control, planned and designed to be developed as an integral unit according to an approved site development plan.

Private club means an establishment catering exclusively to an association of persons and their guests, on a primarily not-for-profit basis, and which is not available for unrestricted public access, includes fraternal lodge, sorority, and union hall.

Public facility or use means federal, state, county, city or other publicly owned and operated building or open area providing public services.

Public utility means a publicly owned or regulated facility for providing electricity, gas, communications, transportation, water supply, sewage disposal, drainage, garbage or refuse disposal, or fire protection services to the general public; and excludes outdoor storage and services yards in residential and commercial districts.

Recovery center/sober home means a facility, used by addicts recovering from substance abuse, which serves as an interim environment between rehabilitation and a return to their former lives. These facilities provide a safe and supportive place in which people can live while they are in recovery and are primarily meant to provide housing for people who have just come out of rehabilitation (or recovery centers) and need a place to live that is structured and supporting for those in recovery. A recovery center/sober home is not a group home because it is not licensed by a state or federal agency.

Recreation, commercial indoor, means an enclosed establishment providing recreation activities, including amusement arcade, billiards, table tennis, bowling alley, gym, movie theater, health club, racquet club, skating rink, swimming pool, and similar uses operated primarily for profit.

Recreation, commercial outdoor, means an amusement park, miniature golf, golf practice range, archery range, outdoor theater, horse riding stable, fair, carnival, swimming and water recreation, discovery park, and similar uses operated primarily for profit.

Recreation, indoor, means an enclosed establishment housing a swimming pool, sports club, gymnasium, hobby workshop center, and similar uses and not operated primarily for profit.

Recreation, outdoor, means a park, athletic field, tennis court, swimming pool, nature preserve, botanical garden, and similar uses and not operated primarily for profit.

Recreational vehicle means a camping trailer, motor home, travel trailer truck trailer or other vehicle with or without motor power, equipped with shortterm living or sleeping quarters, and not exceeding 45 feet in length and 8½ feet in width, designed to travel on roads without special permit; and excludes a park model recreational vehicle.

Recreational vehicle park means land under unified control designed to accommodate short-term overnight parking for five or more recreational vehicles, and not for permanent residential use.

Research laboratory means a facility for investigation into the natural, physical, or social sciences, which may include engineering and product development.

Residential infill means a residential subdivision plat or site plan which is either under construction or has vacant lots, and which was approved prior to adoption of these regulations.

Residential migrant housing facility means housing, provided for individuals and their families who are migrant farm workers, to be occupied solely by such migrant farm workers and their families while employed in active agricultural operations.

Restaurant means an establishment where food and drink are prepared, served, and consumed, mostly within the principal building.

Restaurant, take-out, means an establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the restaurant,

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and where ordering and pickup of food and/or beverages may take place from an automobile when a special exception for drive-through service has been approved.

Retail store means an enclosed establishment in which goods or merchandise are sold or rented directly to the general public; and, which does not involve the manufacture or processing of such goods except as may be incidental and subordinate to the retail sale, as in the case of a retail bakery or jeweler.

Salvage yard means land or structure, or part thereof, used for collecting, storage or sale of wastepaper, rags, scrap metal or discard material; or for collecting, dismantling, salvaging storage or sale of machinery parts or vehicles not in running condition.

School, business, means commercially operated schools including beauty culture, business, dancing, driving, music, vocational and technical training, and similar establishments operated for profit.

School, public or private, means parochial, public and private schools, college, university, and accessory uses, not operated primarily for profit.

Service, personal, means an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. These include barbershop, beauty shop, clothes cleaning and repair, nail care, reducing salons and health clubs, shoe repair, tailor, and similar uses not primarily offering a product for sale.

Service, retail, means a printer, dance or music studio, pet shop, and similar establishments.

Services, mechanical and repair, means establishments including machinery servicing and repair, or service garage, motor vehicle paint and/or body shop, motor vehicle or trailer rental, and similar service uses.

Sign means advertising matter, writing, number, illustration, decoration, symbol, design, flag or other device used to attract attention or convey a message.

Sign, accessory, means a sign that is permitted as incidental to a permitted land use.

Sign, building, means a sign attached to or painted on a building exterior, including canopy and window signs.

Sign, directional, means a sign erected to give directions to an establishment and containing no advertising other than the name.

Sign face means a part of a sign that is potentially used for copy.

Sign, flashing, means a sign designed to attract attention by flickering or moving lights.

Sign, ground, means a freestanding sign supported from, or erected on the ground.

Sign, illuminated, means a sign in which a source of light is used to make a message readable, and includes signs which depend on reflectors for an image.

Sign, moving, means a sign designed to attract attention by movement and includes revolving, animated signs and signs with continuously moving copy.

Sign, nonconforming, means a sign which does not conform to this subpart B.

Signs, number of, means that a ground sign shall be considered to be one sign where matter displayed is related to one use, and shall be considered to be multiple signs where matter displayed is related to more than one use.

Sign, off-premises, means a sign directing attention to subject matter located on another property, and includes a billboard.

Sign, portable, means a sign not permanently attached to the ground or other structure.

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Sign, roof, means a sign on a building which extends above the highest point of the roof.

Sign, snipe, means an off-premises sign posted without city or government agency permission.

Sign, wall, means a sign on a building exterior; and projecting not more than one foot.

Sign, wind, means signs consisting of banners, flags, spinners, streamers, balloons or other material fastened to move in the wind.

Storefront church means a very small house of worship located in one and only one unit in a multi-use commercial building or a commercial shopping center containing at least three individual units.

Structure means anything, more than one foot in height above ground level, constructed or installed which is attached to the ground or to another object which is permanently attached to the ground. This shall include, but not be limited to, buildings, mobile homes, screened enclosures, swimming pools, towers, walls, fences, signs, poles, pipelines, storage tanks, and shore protection devices.

Structure, accessory, means permitted detached subordinate structure which is customarily associated with and incidental to the principal use on the premises.

Structure height means the vertical distance measured from the average elevation of a proposed finished grade for the structure to the highest point of the structure (for roofed structures see building height).

Structure, temporary, means a structure that is erected without any foundation or footings and is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Substandard means deviating from or falling short of a standard or norm.

Taxidermist means an establishment wherein the act of reproducing a life-like three-dimensional representation of an animal for permanent display is undertaken. In some cases, the actual skin (including the fur, feathers or scales) of the specimen is preserved and mounted over an artificial body. In other cases, the specimen is reproduced completely with manmade materials.

Temporary portable storage container means a self-contained storage unit designed to be delivered to a site by a separate vehicle where it is removed from the vehicle and left at the site. Once on the site, it is used as temporary, short-term storage shelter. It may also be loaded with material and then transported by separate vehicle to an off-site storage location for longer periods of time.

Use means the purpose for which land or a structure is designated, arranged, maintained or occupied; or any activity, business or operation carried on, or intended to be carried on, in a structure or on land.

Use, accessory, means a subordinate use which is customarily associated with, and incidental to, the principal use or building and located on the same parcel.

Use, principal, means the primary purpose for which the land or building is used as allowed by the applicable zoning district regulations.

Use, temporary, means an outdoor use or activity which is permitted only for a limited time such as promotional events, tent sales, charity events, craft or art fairs, car shows, or other similar uses. Temporary uses are subject to specific regulations and permitting procedures.

Variance means a modification of these regulations when, owing to physical conditions peculiar to the property, a literal enforcement of these regulations would result in an unnecessary hardship.

Veterinary service means an establishment where animals are admitted for examination and treatment.

Visibility triangle means, on a corner lot, the triangle of land formed by a straight line connecting two points located on, and 35 feet from, the intersection of the two street property lines.

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Wellhead protection area means the lands located within a radius of 1,000 feet from potable water supply wells operated by the Okeechobee Utility Authority, unless such wells are permanently capped. From 301 feet to 1,000 feet from such operating or uncapped wells, any development shall be restricted and regulated so as to not cause, permit or allow any activity that may result in groundwater pollution or contamination; within 300 feet of such wells shall be a zone of exclusion no development activity of any nature permitted, except that related to water supply.

Written and *in writing* mean any written presentation whether by printing or otherwise.

Year means any continuous 12-month calendar period.

Youth center means a social and recreational center providing supervision and opportunities for youth to develop their physical, social, emotional, and cognitive abilities and to experience achievement, leadership, enjoyment, friendship, and recognition. They typically offer organized instructional programs for physical activities, academic and arts programs as well as opportunities for unstructured activities such as game playing, socializing, club meetings, and outdoor play.

Zone of exclusion means land within a 200-foot radius of a public potable water supply wellhead.

(LDR 1998, § 990; Ord. No. 897, § 1, 6-21-2005; Ord. No. 1070, § 1, 1-18-2011; Ord. No. 1079, § 2, 1-17-2012; Ord. No. 1108, § 1, 3-18-2014; Ord. No. 1119, § 1, 2-17-2015; Ord. No. 1127, § 1, 9-28-2015; Ord. No. 1130, § 1, 1-19-2016; Ord. No. 1175, § 1, 10-16-2018; Ord. No. 1185, § 1, 8-6-2019; Ord. No. 1281, § 2, 12-5-2023)

Cross reference(s)—Definitions generally, § 1-2.

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PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 13. RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R) DISTRICT

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DIVISION 13. RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R) DISTRICT

Sec. 90-416. Generally.

- (a) *Defined.* A parcel to be planned and developed as a single entity containing one or more types of residential dwelling units. Appropriate recreational, public and semipublic uses may be included if such uses are primarily for the benefit of the residential development.
- (b) *Purpose and intent.* The PUD-R district is established to:
- (1) Encourage innovative creative designs;
 - (2) Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant residential developments that minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) *Location.* A PUD-R district is permissible only on tracts within areas designated on the future land use map in the comprehensive plan as residential single family or residential multi-family.

~~(d) — Petition submittal requirements and other requirements and conditions for rezoning to the PUD-R zoning district, and amendments to an approved residential PUD, shall be governed by the provisions of sections 90-428 through 90-433.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-417. Permitted uses.

- (a) Allowable uses in a PUD-R district located on lands designated ~~residential single family~~ Single-Family Residential on the ~~Future Land Use Map~~ include:
- (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Public facilities.
 - (3) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.

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Underlined in Red = Proposed new text.

- (4) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.
- (b) Allowable uses in a PUD-R district located on lands designated ~~residential multi-family~~ Multi-family Residential on the ~~Future-Land Use Map~~ include:
- (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Multiple-family dwellings.
 - (4) Adult family care or assisted living facilities.
 - (5) Public facilities.
 - (6) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (7) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

(Ord. No. 989, § 1, 7-3-2007; Ord. No. 1108, § 6, 3-18-2014)

Sec. 90-418. Dimensional Development standards.

The dimensional Development standards for the PUD-R zoning district shall be as follows:

- ~~(1) Minimum parcel size: Five contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than two acres in area.~~
- (21) Maximum density: Maximum density allowable in the PUD-R zoning district shall be as follows consistent with the City of Okeechobee Comprehensive Plan:

Land-Use Designation	Housing Component	Maximum Gross Density ^{**}	
		Conventional Housing	Affordable Housing
Single family	Single family	4 d.u. per acre	5 d.u. per acre
Multi-family	All housing types	10 d.u. per acre	11 d.u. per acre

~~**Gross acreage in PUD (excluding public streets and rights-of-way existing prior to rezoning to the PUD-R district) divided by the total number of dwelling units.~~

- (32) Maximum height. Allowable height in developments in a PUD-R district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet; ~~except as approved by special exception.~~
- (43) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160 feet for any one building face.

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- (54) *Minimum PUD-R perimeter setback.* No building or structure shall be located closer than 20 feet to any perimeter boundary of the PUD-R district.

(5) *Minimum lot requirements (all widths and setbacks are in feet)*

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multiple Family</u>	<u>Other Principle Uses</u>
<u>Lot Area</u>	<u>6,000 sf</u>	<u>2,500 sf per d.u.</u>	<u>6,000 sf</u>	<u>6,000 sf</u>	<u>4,000 sf per du</u>	<u>6,000 sf</u>
<u>Lot width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>10</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- (6) *Minimum separation between buildings.* Buildings shall be separated from each other by a distance equal to not less than 12 feet.

- (7) ~~Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-R district.~~

- (87) *Open space requirement.* A minimum of 40 percent of the PUD-R district area shall be reserved for landscaping and open space. The following uses may contribute to the open space requirements provided the areas meet minimum dimensions of at least ten feet (length and width) and comprise an area of not less than 200 square feet each are met:

- ~~Buffers and IL~~ Landscaped areas in off-street parking areas;
- Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as a not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

- (98) *Improved recreation areas required.*

- ~~Except as set forth in subsection (b), multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single-family, zero lot line single-family, or two-family Planned developments containing 50 or more dwelling units and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre, shall provide an improved active recreation/play area or areas that meet(s) the following standards:~~
 - Said recreation area shall have at least ~~15~~ 25 square feet of land area for each dwelling unit ~~with two or more bedrooms;~~
 - The minimum size for said recreation area shall be ~~750~~ 1,500 square feet, ~~and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~

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~~3. — The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~

~~b. — This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-419. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-R district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-~~433~~434.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

(Ord. No. 989, § 1, 7-3-2007)

Secs. 90-420—90-427. Reserved.

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PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 14. REGULATIONS APPLICABLE TO ALL PUD-M AND PUD-R DISTRICTS

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DIVISION 14. REGULATIONS APPLICABLE TO ALL PUD-M AND PUD-R DISTRICTS

Sec. 90-428. General development review standards.

The following general standards shall be utilized in evaluating and establishing conditions for PUD-M and PUD-R zoning ~~districts and in reviewing conceptual and final site plans~~petitions:

- (1) *Physical characteristics of the site.* The property shall be suitable for development in the manner proposed without hazard to persons or property, on or off the site. Conditions of soil, groundwater level, drainage, and topography shall be appropriate to both type and pattern of use intended.
- (2) *Compatibility and relationship to adjacent property.* The approval process of development in PUD-M and PUD-R districts shall take into consideration the existing uses and development adjacent to the district. The development shall be designed and located so as to avoid incompatibility with adjacent development or land uses to the extent reasonably possible. This shall be determined by requiring the applicant/developer to provide documentation that the location, design, and final site master concept plan, as reflected in the eventual PUD-M or PUD-R ordinance, will result in a development that is consistent ~~with sound planning principles and complies with all applicable ordinances and land development regulations with surrounding development, land use designations, and zoning districts. The PUD-M and PUD-R zoning categories contemplate, contrary to traditional zoning categories, innovative design and land use, including a mix of uses, with amenities, recreation areas and common areas, and use of zero lot lines. Regardless, the approval process will address compatibility with neighboring zoning categories, including that the o~~Overall density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties.

Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property.

~~Opaque durable fencing, masonry walls, or a vegetative screen that is continuous within one year after time of planting, shall be provided at the periphery of PUD-M and PUD-R districts to protect occupants from undesirable views, lighting, noise or other off-site influences, and to protect occupants of adjoining properties from similar adverse influences.~~

This provision gives Buffering and screening shall be applied in consideration to the site's advantages and limitations, as well as the compatibility of the development to adjacent sites. The design of the site should consider all existing features, both natural and man-made, to determine those inherent qualities that give the site and surrounding area its character.

- (3) *Access and internal circulation.* Principal vehicular access points into the planned unit development from rights-of-way shall be designed to encourage smooth traffic flow with controlled access and turning movements and minimize hazards to vehicular and pedestrian safety. When utilized, The interior circulation systems shall be designed to provide for safe and efficient motorized and non-motorized (e.g., bicycles) vehicular and pedestrian movement, as appropriate to the character of the proposed development.

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Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes friction and excessive interruptions, and promotes vehicular and pedestrian safety.

- (4) *Streets, drives, parking and service areas.* Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.
- (5) *Natural and historic features.* Developments in a PUD-M or PUD-R district shall be designed to preserve natural features of the land and historic resources, such as existing trees, natural topography, and historic and archeological sites, as much as possible. ~~Natural resources and natural features may not be impaired or destroyed unless it is in the public interest to do so. In determining whether such action is in the public interest, the benefit which would reasonably be expected shall be balanced against the reasonably foreseeable detriments of the activity.~~ Impacts to wetlands and protected species habitats shall be regulated in accordance with federal, state and local standards for environmental resource permitting.
- (6) *Density.* Density shall not exceed maximums established in the comprehensive plan and shall be established after consideration of criteria in the comprehensive plan, neighborhood compatibility, and site design.
- (7) *Screening of trash and refuse containers.* ~~All e~~Central refuse, trash and garbage collection containers, ~~or those serving multiple dwelling units,~~ shall be required for multi-family residential and commercial development and shall be screened from sight or located in a such a manner so as not to be visible from any public area within or adjacent to the PUD-M or PUD-R district.

(8) Perimeter Buffering.

(A) Description of Buffers. It is the responsibility of the new development or redevelopment to provide appropriate buffering adjacent to existing development or adjacent to vacant property zoned for such development. The following four buffer types are hereby established. Each buffer type, identified by a letter, provides the minimum number of trees and shrubs per each one-hundred (100) linear foot segment and indicates whether or not a wall or hedge is required.

- (1) Type A. A Type A buffer is intended to create the impression of spatial separation without necessarily eliminating visual contact between the spaces. A Type A buffer is five (5) feet in width and consists of intermittent visual obstructions from the ground to a height of at least three (3) feet consisting of a minimum of four (4) Florida-Friendly trees and ten (10) Florida-Friendly shrubs. It may be composed of a wall or fence (excluding chain link or wire), landscaped earthen berm, and planted vegetation or existing vegetation and may contain Florida-Friendly deciduous plants. A wall or fence is not required.
- (2) Type B. A Type B buffer is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. A Type B buffer is five (5) feet in width and consists of either (1) a minimum of five (5) Florida-Friendly trees and a continuous Florida-Friendly hedge; or (2) a wall or fence (excluding chain link or wire), landscaped earthen berm, Florida-Friendly deciduous plants or existing vegetation. A wall or fence is not required.
- (3) Type C. A Type C buffer is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. A Type C buffer is ten (10) feet in width and consists of a minimum of five (5) Florida-Friendly trees, a continuous Florida-Friendly hedge, and a wall and or fence (excluding chain link or wire) not less than eight (8) feet in height. A Type C buffer must be opaque year-round and may contain Florida-

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Friendly deciduous trees. All trees and shrubs required in the buffer must be placed on the outward facing side of the required wall and/or fence.

- (4) Type D. A Type D buffer is an alternative to a type C buffer. It is thirty (30) feet in width, and consists of ten (10) Florida-Friendly trees and a double-staggered continuous Florida-Friendly hedge that must provide visual screening within one year of planting. A wall or fence is not required.

<u>Buffer Types (per each 100 linear feet)</u>				
<u>Buffer Types</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
<u>Minimum Width in Feet</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>30</u>
<u>Minimum # of trees</u>	<u>4</u>	<u>5</u>	<u>5</u>	<u>10</u>
<u>Wall or Fence Required</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Continuous Hedge/Shrubs Required</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

- (B) Specific land use requirements. The foregoing types of buffers shall be applied between different land uses as provided in the table below. Vacant land shall be considered according to its future land use or zoning designation, whichever is more restrictive. The letter listed under "Adjacent Properties District" shall be the landscape buffer and screening required. The "-" symbol shall represent that no buffer is required. Notwithstanding any other provisions contained in this ordinance, for the purpose of this section, a hotel, motel or time-sharing use will be treated as a commercial use. In the event that the proposed development is adjacent to property outside of the City limits, the adjacent property shall be evaluated by the closest and most appropriate use listed in the table below.

<u>Table of Landscape Buffer Requirements by Land Use Classifications</u>							
<u>Subject Property District/Use</u>	<u>Adjacent Properties District/Use</u>						
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>1. Residential single-family and two-family</u>	-	-	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>2. Residential multi-family</u>	<u>A</u>	-	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>D</u>
<u>3. Recreation/Open Space</u>	-	-	-	<u>A</u>	-	<u>B</u>	<u>D</u>
<u>4. Commercial</u>	<u>B</u>	<u>A</u>	<u>A</u>	-	<u>A</u>	<u>B</u>	<u>C</u>
<u>5. Public/Semi-Public</u>	<u>A</u>	<u>A</u>	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>6. Agricultural</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	-	<u>D</u>
<u>7. Industrial</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	-

- (C) Native vegetation preferred. The use of existing native vegetation as screening and buffering is preferred. If a developer proposes to satisfy the buffering and screening requirements with existing native vegetation, a deviation from the requirements of this section may be approved if such deviation is necessary to prevent harm to or destruction of native vegetation and the buffering and/or the aesthetic purposes of the screening are substantially fulfilled.

(Ord. No. 989, § 1, 7-3-2007)

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Sec. 90-429. Petition requirements for rezoning to a PUD-M or PUD-R district.

A rezoning petition form provided by the city shall be filled out and submitted ~~along with a written statement describing the nature and intent of the proposed development.~~ The petition package shall include the following:

- (1) A professionally prepared ~~conceptual site~~ Master Concept plan that conveys the general extent and character of the proposed development and that contains the following information:
 - a. The title of the project and name of the developer, owner, and authorized agents;
 - b. ~~Areas of residential and nonresidential development~~ Individual development areas (i.e., residential, retail, recreation, office, mixed-use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located;
 - c. Location and extent of proposed open space;
 - d. Location of proposed community or public uses (e.g., recreation areas, clubhouses, schools, houses of worship, etc.);
 - e. ~~Basic vehicular, p~~edestrian ~~and other~~ circulation systems;
 - f. ~~Proposed points and methods of access~~ The location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots; and
 - g. ~~Anticipated phasing plans.~~ Graphic depiction of phasing plan, if applicable;
 - h. The location of any requested deviations, keyed to the schedule of deviations. If applicable, include sample detail drawings of the effect on the site plan of the requested deviation;
 - i. The location and extent of existing wetlands;
 - j. The location and explanation of all existing easements, and whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated;
 - k. The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). The proposed use of the lots or parcels must be keyed to the schedule of uses submitted with the application; and
 - l. The location, type and extent of buffers along the perimeter of the PUD, as well as between the individual uses, if the types of proposed uses require buffer separations.
- (2) ~~A summary table with the following information-~~ schedule of uses listing the types of uses proposed for the entire PUD including the total number of each type of proposed dwelling unit and the total maximum square footage of each nonresidential use by type. If a phasing plan is included, this information shall be provided for each phase.
 - a. ~~Maximum number and type of residential units;~~
 - b. ~~Total land area, overall gross residential density and land area and density of each individual residential area;~~
 - c. ~~Total maximum square footage of each nonresidential use by type, land area and maximum square footage by type of nonresidential use for each distinct development area; and~~

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- ~~d. — Approximate land area devoted to conservation, retention, recreation, parks, and other open space areas.~~
- (3) A property development regulations table that establishes the minimum lot area and dimensions, minimum setbacks, maximum height, and maximum lot coverage within the PUD for each type of use. Uses that have specific setback requirements within the LDC will be subject to the requirements set forth in the LDC, unless specifically stated within the proposed property development regulations table.
- (34) ~~Surveys, drawings or other information~~ sufficient to indicate the general proposed plan for drainage including out-falls and a written summary of the proposed drainage plan.
- (45) A list and description of any areas or facilities proposed to be dedicated for public use.
- (56) A phasing plan if applicable, including a time frame for the completion of utilities and infrastructure for each phase and for the entire development.
- (67) ~~An "as-built" map of the site indicating the boundaries of the subject property and indicating all streets, buildings, water courses and other important features~~ A boundary survey.
- (78) A description, and a map identifying the location, of all environmentally sensitive lands, wetlands, significant areas of native vegetation, and ~~wildlife~~ protected species habitat.
- (89) A ~~preliminary~~ traffic impact analysis and discussion of the availability or proposed construction of necessary onsite and offsite transportation facilities by proposed phase to verify that adequate capacity currently exists or will exist prior to issuance of any certificates of occupancy.
- (910) ~~A preliminary analysis on the impact on schools~~ If deviations are requested in accordance with Section 90-434, a schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan, accompanied by documentation and sample detail drawings illustrating how each deviation will enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests.
- (1011) ~~A discussion of the proposed or anticipated sources of potable water, sanitary sewer, solid waste disposal and other utilities and the availability of such utilities based on projected residential and nonresidential demand~~ A utility and service demands analysis calculating the expected demands of the proposed development and how the demands will be met, including transportation, potable water, sanitary sewer, schools, EMS, fire, and solid waste demands.
- (1112) ~~A list of required regional, state or federal permits or approvals.~~
- (12) ~~Documentation demonstrating that new growth associated with the project will occur in an area where public facilities exist, are planned within the city or county five-year capital improvements plan, or are committed to through a developer agreement, or otherwise assured to be funded by the appropriate agency.~~
- (13) A fiscal impact study of the proposed project demonstrating net fiscal benefit to the city (PUD-M only).
- (14) A narrative explanation of the project including:
- a. A general description of the project and how it is compatible with the surrounding area;
 - b. How the proposed development complies with the City's Comprehensive Plan;
 - c. How the proposed development meets the City's criteria for rezoning; and
 - d. What, if any, environmental impacts are expected as a result of the development and if impacts to wetlands or protected species habitat is expected, how the impacts will be permitted by the appropriate regulatory agencies.

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- (15) A sketch and metes and bounds legal description of each separate zoning district within the proposed PUD boundary. If the property is within a recorded platted subdivision, a lot/block/plat book page description may be submitted in lieu of a metes and bounds description.
- (16) Any other information required by the City for a zoning district boundary change including but not limited to proof and disclosure of interest in the property, surrounding property owner's list/map, application fee, affidavit of authorization for agents.
- (17) The City zoning administrator shall have the authority to waive application requirements that are not applicable to any particular request on a case-by-case basis.
- (1418) Other written or graphic materials, such as architectural elevations, may be submitted to convey or clarify the nature, character, intent or other attributes of the proposed development.

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-430. Other requirements and conditions.

- (a) All plans, maps, surveys, documents and the like required as part of the petition may be submitted in large format or in binders where appropriate for review and presentation purposes, but shall also be submitted in a reproducible format for distribution to review bodies unless a sufficient number of copies is provided.
- (b) When provisions for phasing are included ~~in the development plan~~, each phase of the development must be so planned and related to previous development phases, surrounding properties, and the availability of public facilities and services that failure to proceed with subsequent phases of the development will have no adverse impact on any completed phase or surrounding properties.
- (c) The city council may ~~establish, in addition to concurrency requirements, reasonable periods of time for completing the project or phases thereof, including any dedicated public facilities that are part of the development require execution of a developer's agreement in order to enforce any requirements of the PUD approval.~~
- ~~(d) If the review of construction plans, the review of a final traffic impact analysis or the process of obtaining required regional, state or federal permits results in a finding by the city that amendments to the planned development are necessary beyond those that may be approved administratively, including a failure to meet an established level of service, the development plan shall be resubmitted to the city for review and consideration of such amendments in the same manner in which the planned development was initially approved.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-431. Status of an approved PUD-M or PUD-R development.

When approved pursuant to the provisions of the land development regulations, the ~~conceptual development plan and other materials and documents as are~~ PUD rezoning adopted by ordinance shall constitute an amendment to ~~these regulations and~~ the official zoning map. Development within a PUD-M or PUD-R district may occur only in conformity with the approved ~~conceptual development plan ordinance~~ unless amended as provided under section 90-433.

(Ord. No. 989, § 1, 7-3-2007)

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Sec. 90-432. Review and approval process for rezoning PUD-M and PUD-R zoning districts.

- (a) The petition including the conceptual site master concept plan, is reviewed by the ~~building official~~/zoning administrator or their designee for completeness in accordance with section 70-334. When the petition is deemed complete, the formal substantive staff review process begins. City reviewers shall provide the applicant a written list of documents and information necessary to deem the application sufficient to proceed to public hearing.
- (b) The technical review committee (TRC) reviews the conceptual master concept plan, property development regulations, and forwards its report and recommendations to the planning board in accordance with section 70-102.
- (c) The planning board reviews the petition for rezoning, including the ~~conceptual site master concept~~ plan in accordance with section 70-152(3). This review is conducted at a public hearing [per section 70-335(3)] and the planning board's recommendation is forwarded to the city council for consideration.
- (d) The city council considers and decides the petition for rezoning. ~~If the rezoning is approved, the site plan review process is initiated.~~
- ~~(e) The applicant submits the final site plan, accompanied by the more detailed information and drawings required for this review. TRC reviews the final site plan and approves, approves with changes or conditions, or denies the petition for site plan approval. If there are additional aspects of the site plan requiring approval by another body, such as variances or requests for exception to the parking regulations, the site plan is forwarded to the board of adjustment and/or city council, as appropriate, for final disposition.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-433. Amending an approved planned development.

A planned development approved as part of a rezoning to the PUD-M or PUD-R zoning districts, may be amended in the same manner in which it was initially approved; provided, however, that a minor amendment may be approved administratively by the city administrator, or their designee after review and approval by the TRC. The city administrator, at ~~his~~ their discretion, may direct that a minor amendment shall be considered in the same manner as the ~~development plan~~ PUD rezoning was initially approved. A minor amendment is defined as follows:

- (1) ~~Any decrease in the total square footage, density or intensity in the approved development plan~~ Internal reconfiguring of parcels, other than relocation of access points to the planned unit development, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (2) Internal realignment of rights-of-way, other than a relocation of access points to the planned development itself, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (3) Relocation of building envelopes, structures, infrastructure, or other facilities where there is no encroachment upon required conservation, preservation or required open space areas or required easements and no reduction in the setbacks between buildings or from perimeter boundary lines;
- ~~(4) Relocation of swimming pools, clubhouses, or other recreation or other common facilities when such relocation will have no net impact on adjacent properties or land uses, and do not encroach upon required conservation or preservation areas or required easements; and,~~
- ~~(5) Relocation, reduction, or reconfiguration of lakes, ponds, or other water facilities subject to the submittal and approval of revised water management plans.~~

(Ord. No. 989, § 1, 7-3-2007)

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

Sec. 90-434. Deviations.

The purpose of this section is to provide a mechanism by which deviations may be approved for PUDs from otherwise applicable zoning regulations. Such flexibility is intended to promote innovation, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

1. Deviations may be requested for applicable PUD zoning regulations including but not limited to lot size, setbacks, height, parking, landscaping, screening, signage, and open space. Deviations from procedures, definitions, density, intensity, the actual use of land or structures, or any regulations not established in the zoning regulations, are prohibited.
2. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the Master Concept Plan.
3. Justification shall be provided for each deviation requested. Justifications may be based on the following:
 - a. Why strict compliance with the standard is impractical or undesirable in this context.
 - b. How the deviation allows for improved site planning, better accommodation of site constraints, or more efficient use of land within the project.
 - c. How the proposed deviation is consistent with the intent and purpose of the PUD district.
 - d. If there are unique site constraints that warrant consideration of a deviation.
 - e. The request is based on sound engineering practices as applicable .
4. Approval of a deviation requires that the City Council make the following findings at time of PUD approval or PUD amendment approval:
 - a. The deviation is necessary to achieve a public benefit, design improvement, or community amenity that outweighs the departure from the standard.
 - b. The granting of the deviation is not inconsistent with the City of Okeechobee Comprehensive Plan
 - c. There will be no adverse impact on surrounding properties or on the public health, safety and welfare.

(Ord. No. 989, § 1, 7-3-2007)

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

2L2R, LLC
PO BOX 19605
ATLANTA, GA 30325

Date: 1-14-2026

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 39974-2903

Subject: Property Owner/Applicant Authorization

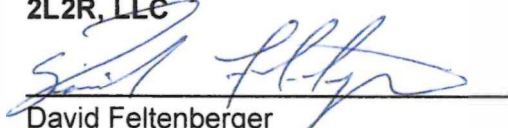
Project/Application Name: Text Amendment to Sec. 66-1. - Definitions.,
Division 13. - Residential Planned Unit Development (PUD-R) District, and
Division 14. - Regulations Applicable To All PUD-M And PUD-R Districts

To whom it may concern:

This letter shall serve as permission for Edison Real Estate Partners, LLC to act as
Applicant on behalf of the Property Owner, 2L2R, LLC, for work associated with the
preparation and processing of the Applications for Text Amendment to the Land Development
Regulations for the above referenced project.

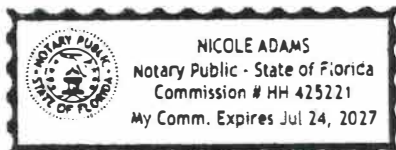
Sincerely,

2L2R, LLC


David Feltenberger

STATE OF Florida
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 14th day of January, 2026 by David
Feltenberger who is ☒ personally known to me OR produced Drivers License as
identification.



Signature: Nicole Adams

Print Name: Nicole Adams
Notary Public – State of Florida
My Commission Expires:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

2L2R, LLC

Filing Information

Document Number M21000013140

FEI/EIN Number 84-4756327

Date Filed 09/28/2021

State GA

Status ACTIVE

Principal Address

208 Millstone Parkway
woodstock, GA 30188

Changed: 03/12/2025

Mailing Address

PO Box 19605
Atlanta, GA 30325

Changed: 03/12/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

LUSBY, TIM B
PO Box 19605
Atlanta, GA 30325

Title MGR

FELTENBERGER, DAVID

PO Box 19605
Atlanta, GA 30325

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	02/18/2024
2025	03/12/2025

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Detail by Entity Name

Florida Profit Corporation

WGI, INC.

Filing Information

Document Number S66593
FEI/EIN Number 65-0271367
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State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 12/17/2020
Event Effective Date NONE

Principal Address

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Changed: 01/09/2017

Mailing Address

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Changed: 01/09/2017

Registered Agent Name & Address

FONTAINE, KATE

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Name Changed: 11/09/2018

Address Changed: 11/09/2018

Officer/Director Detail

Name & Address

Title CHAIRMAN EMERITUS

WANTMAN, JOEL
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title VP - Civil

LIBES, LINDSAY
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title DIRECTOR - ARCHITECTURE

Luttmann, Eric
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title PRESIDENT

SAUTER, GREGORY
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title CEO

WANTMAN, DAVID
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title SURVEY MANAGER

SLAYMAKER, JEREMIAH
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title SECRETARY

Fontaine, Kate
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Annual Reports

Report Year	Filed Date
2025	01/03/2025
2025	07/28/2025
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ORDINANCE NO. 1328

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida (the City), has adopted Ordinance Number 716, as amended, known as the Land Development Regulations (LDRs); and

WHEREAS, the City has a legitimate interest in periodic review of its Ordinances and LDRs in order to address certain inconsistencies or outdated regulations contained in the Code of Ordinances (the Code); to make amendments to meet changing community standards, or to accommodate new development; and to create new ordinance or regulation to better serve the public and to make the Code a more consistent and easier to understand document; and

WHEREAS, the City's Planning Board, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as LDR Text Amendment Application No. 26-001-TA, at a duly advertised Public Hearing held on June 17, 2026, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments, or modifications to the Code, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of the City, that said amendments are necessary and appropriate to make the LDRs more consistent and responsive to the needs of the City and its citizens; and

WHEREAS, the City Council for the City finds and determines that these changes, amendments, or modifications to the Code are consistent with all applicable policies including the LDRs and the City's adopted Comprehensive Plan, and not in conflict with the public interest.

NOW, THEREFORE, be it ordained before the City Council of the City; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: RECITALS.

Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: AMENDMENT TO CHAPTER 90-ZONING.

That Part II of the Code, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 12. - Mixed-Use Planned Unit Development (PUD-M) District is hereby amended to read as follows:

Sec. 90-401. - Generally.

- (a) Defined. Provision is made for PUD-M zoning districts in which diverse residential, commercial, institutional, or recreation uses may be brought together ~~within a residential setting~~ under a unified plan of development which is in the interest and general welfare of the public.
- (b) Purpose and intent. The PUD-M district is established to:
 - (1) Encourage innovative creative designs;
 - (2) Encourage ~~Ensure~~ enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;

- (6) Provide for well located, clean, safe and pleasant developments of multiple uses ~~within a residential setting include clustering of uses~~ to maximize open space and minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) Location. PUD-M zoning districts shall be permitted only on land designated as Mixed Use ~~residential~~ in the Comprehensive Plan.
- ~~(d) Petition submittal requirements and other requirements and conditions for rezoning to the PUD-M zoning district, and amendments to an approved PUD-M, shall be governed by the provisions of sections 90-428 through 90-433.~~
- (de) In addition to the requirements and limitations of sections 90-401 through 90-404~~5~~, a PUD-M shall comply with all limitations and standards set forth in Policy 2.1 of the Future Land Use Element of the Comprehensive Plan.

Sec. 90-402. - Permitted uses.

The following principal uses and structures are permitted in the PUD-M district:

- (1) Attached and detached single-family dwellings.
- (2) Zero lot line single-family dwellings.
- (3) Two-family dwellings.
- (4) Town homes.
- (5) Multiple-family dwellings.
- (6) Adult family care homes or assisted living facilities.
- (7) Day care center, nursing home.
- (8) Professional office, business office, medical office.
- (9) Retail store, retail service.
- (10) Restaurant, take-out restaurant, cafe.
- (11) Personal service, dry cleaner.
- (12) Mechanical and repair services.
- (13) Auto service station.
- (14) Private club, nightclub, bar.
- (15) Hotel, motel.
- (16) Craft studio.
- (17) Business school.
- (18) Commercial indoor recreation.
- (19) Outdoor recreation, commercial outdoor recreation, golf course.
- (20) Marina.
- (21) Community center.
- (22) School.
- (23) House of worship.
- (24) Public facility or use.
- (25) Open space.
- (26) Public utility.
- (27) Pawnshop.
- (28) Accessory uses and structures that are customary and incidental to the primary permitted uses. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
- (29) Existing agricultural activities in operation at time of the rezoning submittal shall be permissible as an interim use until such time as development is undertaken in accordance with an approved planned development.

~~Sec. 90-403. - Customary accessory uses.~~

~~Each permitted principal use in the PUD-M district is also permitted to have accessory uses and structures that are customary and incidental to that use. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.~~

Sec. 90-4034. - Dimensional requirements Development standards.

The ~~dimensional~~ Development standards for the PUD-M zoning district shall be as follows:

- ~~(1) Minimum area. Minimum size of PUD-M zoning district shall be 30 contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than five acres in area.~~
- ~~(12) Maximum overall density and intensity. Maximum overall density and intensity in a PUD-M district shall be consistent with the City of Okeechobee Comprehensive Plan not exceed 7.5 dwelling units per gross acre.~~
- ~~(3) Aggregate land use mix and density/intensity standards. All development within a PUD-M district shall comply with the mix of land uses; and density and intensity standards set forth in the following table:~~

Land Use Mix	Minimum % of total acreage	Maximum % of total acreage	Maximum Density/Intensity
Residential	45%	50%	7.5 gross du/ac
Commercial/ Non-residential	10%	15%	0.35 FAR ⁽⁴⁾
Open Space	40%	53%	0.25 FAR ⁽⁴⁾

⁽⁴⁾ Floor Area Ratio

- ~~(24) Maximum height of structures. Allowable height in a PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45-feet.~~
- ~~(3) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160-feet for anyone building face.~~
- ~~(45) Minimum PUD-M perimeter setback. No building or structure shall be located closer than 20-feet to any perimeter boundary of the PUD-M district.~~
- ~~(56) Minimum lot requirements (all widths and setbacks are in feet)~~

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multi-family</u>	<u>Principal Nonresidential Uses</u>
<u>Lot Area</u>	<u>6,000 s.f.</u>	<u>2,500 sf per d.u.</u>	<u>6,000 s.f.</u>	<u>6,000 s.f.</u>	<u>4,000 s.f. per d.u.</u>	<u>6,250 s.f.</u>
<u>Lot Width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>20</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>8</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- ~~(6) Minimum separation between structures and/or buildings.~~
 - ~~a. Residential buildings shall be separated from each other by a distance equal to not less than 12-feet.~~
 - ~~b. Detached nNonresidential structures shall be separated from residential buildings or other nonresidential structures by not less than 20-feet or the height of the nonresidential structure, whichever is greater.~~
- ~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-M district.~~
- ~~(8) Maximum height of structures. Allowable height in a mixed-use PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet, except as approved by special exception.~~
- ~~(79) Open space requirement. A minimum of 40 percent of the PUD-M district area shall be reserved for landscaping and open space. The following uses may contribute to the open space requirements provided the areas meet minimum dimensions of at least 10-feet (length and width) and comprise an area of not less that 200 square feet each are met:~~
 - ~~a. Buffers and lLandscaped areas in off-street parking areas;~~

If applicable, language to be added is underlined.
 If applicable, language to be deleted is ~~struck through~~.

- b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- ~~c. Golf course fairways may account for no more than 50 percent of the required open space.~~
- ~~dc.~~ Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~e. Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

(810) Improved recreation areas required.

- ~~a. Except as set forth in subsection b, multi family areas of five acres or more or multi family developments containing 50 or more dwelling units; or, single family, zero lot line single family, or two family~~

Planned unit developments containing 50 or more dwelling units ~~and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre,~~ shall provide an active improved recreation/play area or areas that meet(s) the following standards:

- ~~a1. Said recreation area shall have at least 25 45 square feet of land area for each dwelling unit with two or more bedrooms; and~~
- ~~b2. The minimum size for said recreation area shall be 1,500 750 square feet, and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~
- ~~3. The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~
- ~~b. This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

Sec. 90-4045. - Additional regulations.

Additional regulations which shall apply to all uses in the PUD-M district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-434~~3~~.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

Secs. 90-4056— 90-415. - Reserved.

SECTION 3: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: INCLUSION IN THE CODE.

It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 5: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6: EFFECTIVE DATE.

As provided in FS 166.041(4), this Ordinance shall become effective 10 days after passage.

INTRODUCED at a duly Noticed Public Hearing for First Reading as provided by Florida Statute (FS) 166.041(3)(c)2., a., and b. and set for Final Public Hearing on this 21st day of July 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second at a duly Noticed Final Public Hearing as provided by FS 166.041(3)(c)2., a., and b. on this 18th day of August 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney
Nason Yeager Gerson Harris & Fumero, P.A.

City of Okeechobee, Florida
Business Impact Estimate
Pursuant to §166.041, Florida Statutes

Proposed ordinance's reference and title: **Ordinance No. 1328**

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The ordinance revises the Land Development Regulations to expand the use of Planned Unit Development in Mixed Use zoning categories.
2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
 - (a) An estimate of direct compliance costs that businesses may reasonably incur;
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
 - (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**None.**
3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None.
4. Additional information the governing body deems useful (if any):
None.

¹ See Section 166.041(4)(c), Florida Statutes.

26-001-TA
Text Amendment
Staff Report



Prepared for The City of Okeechobee

Description and Reason for Proposed Text Amendment

City Council held a Land Use Workshop with City staff in October 2025. The discussion topics included options for updates to the City's existing regulations related to Planned Unit Developments. Subsequently, staff were directed to prepare draft amendments to the existing policies/regulations for Planned Unit Developments to allow for additional flexibility for the potential location of PUDs and the petition requirements for the processing and review of PUDs.

Since the workshop, a privately initiated text amendment (25-001-TA) was submitted by an applicant to revise the regulations for the Planned Unit Development-Residential (PUD-R) zoning district and the regulations that pertain to both the PUD-R and Planned Unit Development-Mixed Use (PUD-M) developments. Staff worked closely with the applicant to ensure that the privately initiated amendment does not conflict with the City initiated amendment shown below. The proposed City initiated text amendment is limited to Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 12. Mixed-Use Planned Unit Development (PUD-M) District of the City's Land Development Code. To date, there have been no planned development rezonings have been approved within the City, so these revisions do not directly affect any particular property within the City.

This land development code amendment together with the companion proposed text amendment to the Comprehensive Plan FLU Policy 2.1(c) is intended to streamline, clarify, and modernize the City's policies and codes for planned unit developments to create a regulatory framework that is usable for property owners and developers while maintaining oversight for City policy makers.

One change to the amendments as they were presented to the Planning Board is now proposed in the draft Ordinance. The following use was previously proposed to be added in LDC 90-402 as a permitted use to the PUD-M zoning district:

(29) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

However, upon further consideration of the permitted uses within the other zoning districts within the City, we are proposing a slightly different version of this proposed use for consideration by the City Council:

(29) Existing agricultural activities in operation at time of the rezoning submittal shall be permissible as an interim use until such time as development is undertaken in accordance with an approved planned development.

Planning Board Recommendation

The City of Okeechobee Planning Board reviewed the amendments proposed by this application and recommended approval to the City Council on June 17, 2026.

Submitted by:



Ben Smith, AICP

Director of Planning

July 13, 2026

Okeechobee Council First Reading: July 21, 2026

V. PUBLIC HEARING ITEM A CONTINUED

Heron Golf and Country Club properties. This project is pending recommendation for approval by the Planning Board and approval by City Council of the PUD changes. PowerPoint added to the record.

3. Discussion among the Board Members included the effects on the existing Blue Heron Golf Course property owners and residents and the existing Blue Heron Homeowners Association. Concerns discussed were potential drainage issues for the Blue Heron property owners, whether the homeowner's association was active, and changes in the types of development potentially allowed if the PUD changes were approved and the effects on the existing residents. City Administrator Gary Ritter addressed the Board clarifying the application before the Board was for a modification to the flexibility of PUDs as a whole as described in the City's Code of Ordinances, Zoning Chapter 90, Division 13 PUD-R and Division 14 PUD-M and PUD-R. He stated that while the request included the area of the Blue Heron Golf and Country Club, the application was a request for any areas city-wide with a current zoning designation as PUD-M and PUD-R.
4. Board member Phil Baughman stated he agreed flexibility is needed within PUD's but addressed specific concerns regarding the effect of these changes on the existing residents within the Blue Heron properties such as whether the Blue Heron Homeowners Association remained active, current road infrastructure and potential stormwater drainage issues. Other potential issues discussed amongst the Board included changes to lot sizes, buffer requirements and who would be responsible for maintenance of the stormwater system.
5. Board Member Jonassaint expressed concerns regarding who would benefit from the changes by questioning whether the proposed changes specifically benefit the applicant or if they would be beneficial to the community as a whole.
6. Planner Smith reiterated this is the first step to potential changes being presented to the City Council. He reminded the Board that prior to any development affecting the Blue Heron properties, an application and site plan must be presented to the Technical Review Committee which would require, a master concept, traffic studies, and stormwater management system among other things. Depending on the specifics of the proposed project in the area, it could potentially be before the Planning Board where any regulatory requirements or conditions could be addressed.
7. No Ex-Parte disclosures were offered.
8. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed Land Development Regulations Text Amendment Application No. 25-001-TA, as presented in Exhibit 2, which includes the Planning Consultants findings and recommendation for approval to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. PUD-R District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all PUD-M and PUD-R. The **Motion Carried with a vote of 6 votes in the affirmative and 1 vote against by Alternate Board Member Dora Roberts**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

B. Proposed Land Development Regulations Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's Land Development Code. (Exhibit 3)

V. PUBLIC HEARING ITEM B CONTINUED

1. Planner Smith reviewed the Planning Staff Report and noted the application was being presented on behalf of the City of Okeechobee and proposed to amend Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District concurrently with the proposed amendment to PUD Divisions 13 and 14 brought forth by a private applicant to ensure that all PUD developments were consistent.

He further explained the changes requested by the City Council and would allow more oversight and flexibility by the City for Mixed-Use developments such as additional accessory uses, recreational facilities, open spaces or agricultural activities with more streamlined development standards.
2. Vice Chairperson Karyne Brass questioned the reason for the removal of pollutant regulations within the Comprehensive Plan. Planner Smith explained the language was somewhat burdensome since other agencies such as the Environmental Protection Agency, South Florida Water Management District (SFWMD) and others regulated pollutants. It was additionally noted that the City adopted it's own stormwater regulations that parallel those of SFWMD.
3. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed LDR Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's LDRs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

C. **Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the Planned Unit Developments (PUDs) zoning districts and the Commercial Future Land Use (FLU) is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. (Exhibit 4)**

1. Planner Smith reviewed the Planning Staff Report explaining the necessity of the text amendment to the Comprehensive Plan and update to the FLU Map due to the text amendment changes to the LDRs in conjunction with the previously discussed applications 25-001-TA and 26-001-TA.

Planner Smith referenced the Land Use Workshop held by the City Council in October 2025 where Staff was directed to prepare amendments to the policies and regulations for PUDs and the Commercial FLU category. He further explained that the proposed changes were limited to FLU Policy 2.1 which describes the City's FLU categories were intended to streamline, clarify, and modernize the City's policies and codes for PUDs by providing for more flexibility as originally intended.
2. Board members and City staff individually discussed the major changes listed in bullet form on page 1 of the Staff Report related to FLU Policy 2.1(c). The removal of the table showing aggregate acreage requirements within the Mixed-Use FLU Map Category was discussed in detail. Vice Chairperson Brass expressed concern with removing the table and potential risks of reducing the City's desired commercial land use acreage. City Planner Smith explained the table was not needed since FLU Policy 2.1(c)5 was straight forward and specifically stated the Commercial future land use and Mixed - Use FLU 'shall not be reduced to less than 395 acres' and Mixed-Use, and the current total is 397.94 acres.

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686	Date: <u>5-4-26</u>	Petition No. <u>26-001-TA</u>
	Fee Paid: <u>N/A</u>	Jurisdiction: <u>PB</u>
	1 st Hearing: <u>6-17-26</u>	2 nd Hearing: <u>7-21-26 + 8-18-26</u>
	Publication Dates: <u>5-27-26 + 6-10-26</u>	
	Notices Mailed: <u>N/A</u>	

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee

2 Mailing address: 55 SE 3rd Ave

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? ☐ Yes ☐ No
 If yes, provide address(es)
N/A

6 Do you own nonresidential property within the City? ☐ Yes ☐ No
 If yes, provide address(es)
N/A

REQUEST INFORMATION

7 Request is for: ☐ Text change to an existing section of the LDRs
☐ Addition of a permitted use ☐ Deletion of a permitted use
☐ Addition of a special exception use ☐ Deletion of a special exception use
☐ Addition of an accessory use ☐ Deletion of an accessory use

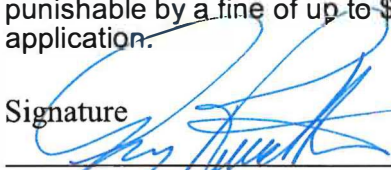
8 Provide a detailed description of text changes to existing section(s) showing deletions in ~~strikeout~~ and additions in underline format. (This description may be provided on separate sheets if necessary.)

9	Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.) <i>See proposed Attached.</i>
REQUIRED ATTACHMENTS	
10	Non-refundable application fee of \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.

Confirmation of Information Accuracy

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature



Printed Name

GARY RITTER

Date

5-4-2024

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 218

**FINDINGS REQUIRED FOR GRANTING A
CHANGE IN LAND DEVELOPMENT REGULATIONS
(Sec. 70-340, LDR page CD70:16 as modified for a text amendment)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed request is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that the proposed change and its likely effects:

1. Are not contrary to Comprehensive Plan requirements.
2. Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.
3. Will not have an adverse effect on the public interest.
4. Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.
5. Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.
6. Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.
7. Will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.
8. Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.

Your responses to these findings should be as descriptive as possible. Attach additional pages as may be necessary to adequately make your case. The City will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.

PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 12. MIXED-USE PLANNED UNIT DEVELOPMENT (PUD-M) DISTRICT

DIVISION 12. MIXED-USE PLANNED UNIT DEVELOPMENT (PUD-M) DISTRICT¹

Sec. 90-401. Generally.

- (a) *Defined.* Provision is made for mixed-use planned unit development (PUD-M) zoning districts in which diverse residential, commercial, institutional or recreation uses may be brought together ~~within a residential setting~~ under a unified plan of development which is in the interest and general welfare of the public.
- (b) *Purpose and intent.* The PUD-M district is established to:
- (1) Encourage innovative creative designs;
 - (2) ~~Encourage~~Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant developments of multiple uses ~~within a residential setting include clustering of uses~~ to maximize opens space and minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) *Location.* PUD-M zoning districts shall be permitted only on land designated as mixed-use ~~residential~~ in the comprehensive plan.
- ~~(d) — Petition submittal requirements and other requirements and conditions for rezoning to the PUD-M zoning district, and amendments to an approved PUD-M, shall be governed by the provisions of sections 90-428 through 90-433.~~
- ~~(d)~~ In addition to the requirements and limitations of sections 90-401 through 90-404~~5~~, a PUD-M shall comply with all limitations and standards set forth in Policy 2.1 of the future land use element of the comprehensive plan.

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-402. Permitted uses.

The following principal uses and structures are permitted in the PUD-M district:

¹Editor's note(s)—Ord. No. 989, § 1, adopted July 3, 2007, amended Art. III, Div. 12, in its entirety to read as herein set out. Former Div. 12, §§ 90-401—90-406, pertained to planned unit development (PUD) district, and derived from LDR 1998 §§ 430—435.

-
- (1) Attached and detached single-family dwellings.
 - (2) Zero lot line single-family dwellings.
 - (3) Two-family dwellings.
 - (4) Town homes.
 - (5) Multiple-family dwellings.
 - (6) Adult family care homes or assisted living facilities.
 - (7) Day care center, nursing home.
 - (8) Professional office, business office, medical office.
 - (9) Retail store, retail service.
 - (10) Restaurant, take-out restaurant, cafe.
 - (11) Personal service, dry cleaner.
 - (12) Mechanical and repair services.
 - (13) Auto service station.
 - (14) Private club, nightclub, bar.
 - (15) Hotel, motel.
 - (16) Craft studio.
 - (17) Business school.
 - (18) Commercial indoor recreation.
 - (19) Outdoor recreation, commercial outdoor recreation, golf course.
 - (20) Marina.
 - (21) Community center.
 - (22) School.
 - (23) House of worship.
 - (24) Public facility or use.
 - (25) Open space.
 - (26) Public utility.
 - (27) Pawnshop.
 - (28) Accessory uses and structures that are customary and incidental to the primary permitted uses. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (29) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

(Ord. No. 989, § 1, 7-3-2007; Ord. No. 1185, § 7, 8-6-2019)

~~Sec. 90-403. Customary accessory uses.~~

~~Each permitted principal use in the PUD-M district is also permitted to have accessory uses and structures that are customary and incidental to that use. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-403.4. Dimensional requirementsDevelopment standards.

The ~~dimensional~~Development standards for the PUD-M zoning district shall be as follows:

- (1) ~~Minimum area.~~ Minimum size of PUD-M zoning district shall be 30 contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than five acres in area.
- (12) ~~Maximum overall density and intensity.~~ Maximum ~~overall~~ density and intensity in a PUD-M district shall be consistent with the City of Okeechobee Comprehensive Plan not exceed 7.5 dwelling units per gross acre.
- (3) ~~Aggregate land use mix and density/intensity standards.~~ All development within a PUD-M district shall comply with the mix of land uses, and density and intensity standards set forth in the following table:

Land Use Mix	Minimum % of total acreage	Maximum % of total acreage	Maximum Density/Intensity
Residential	45%	50%	7.5 gross du/ae
Commercial/ Non-residential	10%	15%	0.35 FAR ⁽⁴⁾
Open Space	40%	53%	0.25 FAR ⁽⁴⁾

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⁽⁴⁾ Floor-Area Ratio

- (24) Maximum height of structures. Allowable height in a PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet.
- (3) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160 feet for any one building face.
- (45) Minimum PUD-M perimeter setback. No building or structure shall be located closer than 20 feet to any perimeter boundary of the PUD-M district.
- (56) Minimum lot requirements (all widths and setbacks are in feet)

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multi-family</u>	<u>Principal Nonresidential Uses</u>
<u>Lot Area</u>	<u>6,000 s.f.</u>	<u>2,500 sf per d.u.</u>	<u>6,000 s.f.</u>	<u>6,000 s.f.</u>	<u>4,000 s.f. per d.u.</u>	<u>6,250 s.f.</u>
<u>Lot width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>20</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>8</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

(6) Minimum separation between structures and/or buildings.

- a. Residential buildings shall be separated from each other by a distance equal to not less than 12 feet.
- b. ~~Detached n~~Nonresidential structures shall be separated from residential buildings or other nonresidential structures by not less than 20 feet or the height of the nonresidential structure, whichever is greater.

~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-M district.~~

~~(8) Maximum height of structures. Allowable height in a mixed-use PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet, except as approved by special exception.~~

~~(79) Open space requirement. A minimum of 40 percent of the PUD-M district area shall be reserved for landscaping and open space. The following uses may contribute to the open space requirements provided the areas meet minimum dimensions of at least ten feet (length and width) and comprise an area of not less than 200 square feet each are met:~~

- a. ~~Buffers and~~Landscaped areas ~~in off street parking areas;~~
- b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- ~~c. Golf course fairways may account for no more than 50 percent of the required open space.~~
- ~~d.~~ Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~e. Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

~~(810) Improved recreation areas required.~~

- ~~a. Except as set forth in subsection b, multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single-family, zero lot line single-family, or two-family Planned unit developments containing 50 or more dwelling units and built on lots smaller than~~

~~6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre,~~ shall provide an ~~active~~ improved recreation ~~play~~ area or areas that meet(s) the following standards:

~~a1.~~ Said recreation area shall have at least ~~2545~~ square feet of land area for each dwelling unit ~~with two or more bedrooms;~~ ~~and~~

~~b2.~~ The minimum size for said recreation area shall be ~~1,500750~~ square feet, ~~and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~

~~3.—The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~

~~b.—This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-40~~4~~5. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-M district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-43~~4~~3.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

(Ord. No. 989, § 1, 7-3-2007)

Secs. 90-40~~5~~6—90-415. Reserved.



OKEECHOBEE COUNTY
Economic Development Corporation

EDC Update

City of Okeechobee

July 2026

Board of Directors



City of
Okeechobee
FLORIDA • Founded 1915



SeacoastBank



COMCAST



WALPOLE INC



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources



Chamber of Commerce
of Okeechobee County



INDIAN RIVER
STATE COLLEGE



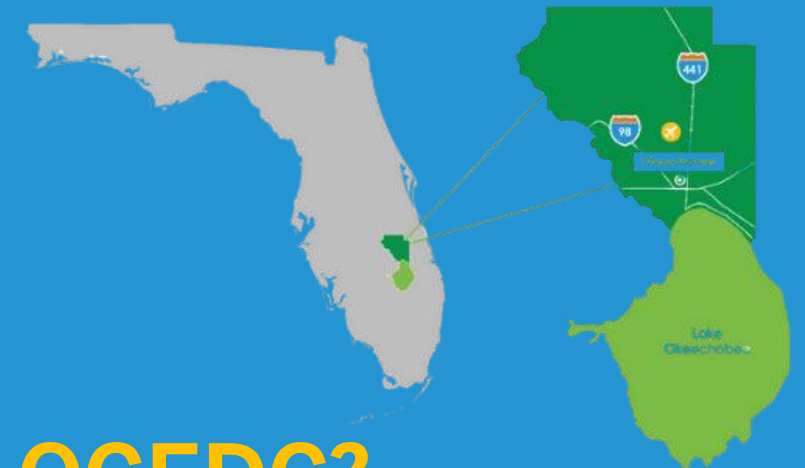
FPL



ALTOBELLO
FAMILY
DONOR ADVISED FUND



OKEECHOBEE COUNTY
Economic Development Corporation



What is the **PURPOSE** of the OCEDC?

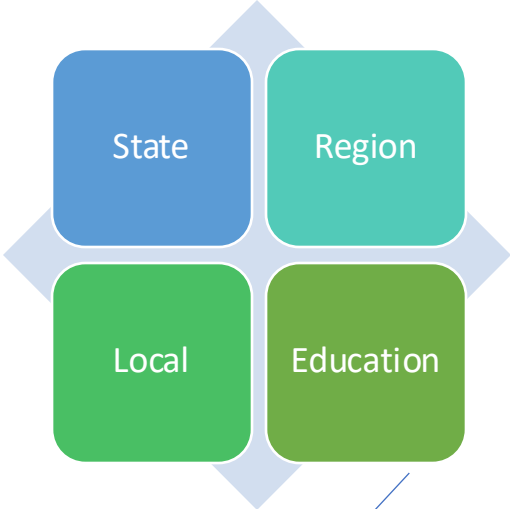
*To enhance and cause quality economic growth of the
Okeechobee County economy.*

EDC Activity In Review



OKEECHOBEE COUNTY
Economic Development Corporation

Priority #1 - Community Representation by OCEDC



Priority #1 - Community Marketing



Priority #2 | Business Retention and Expansion

BUSINESS RETENTION

B R E P

& EXPANSION PROGRAM



SPACEFLORIDA
BE WHERE NEW IDEAS TAKE OFF™

- Okeechobee Commerce Center Business Support
- Community Awareness Presentations
- Okeechobee County Airport Commerce Park – Aviation Roundtable
- SpaceFlorida and Florida Makes Partnership



Priority #2 - Business Retention and Expansion

culture of collaboration
OKEECHOBEE



Priority #2 BRE | Workforce Development



78 local middle and high school program graduates
29 local partners
Over **\$40,000** in program sponsors



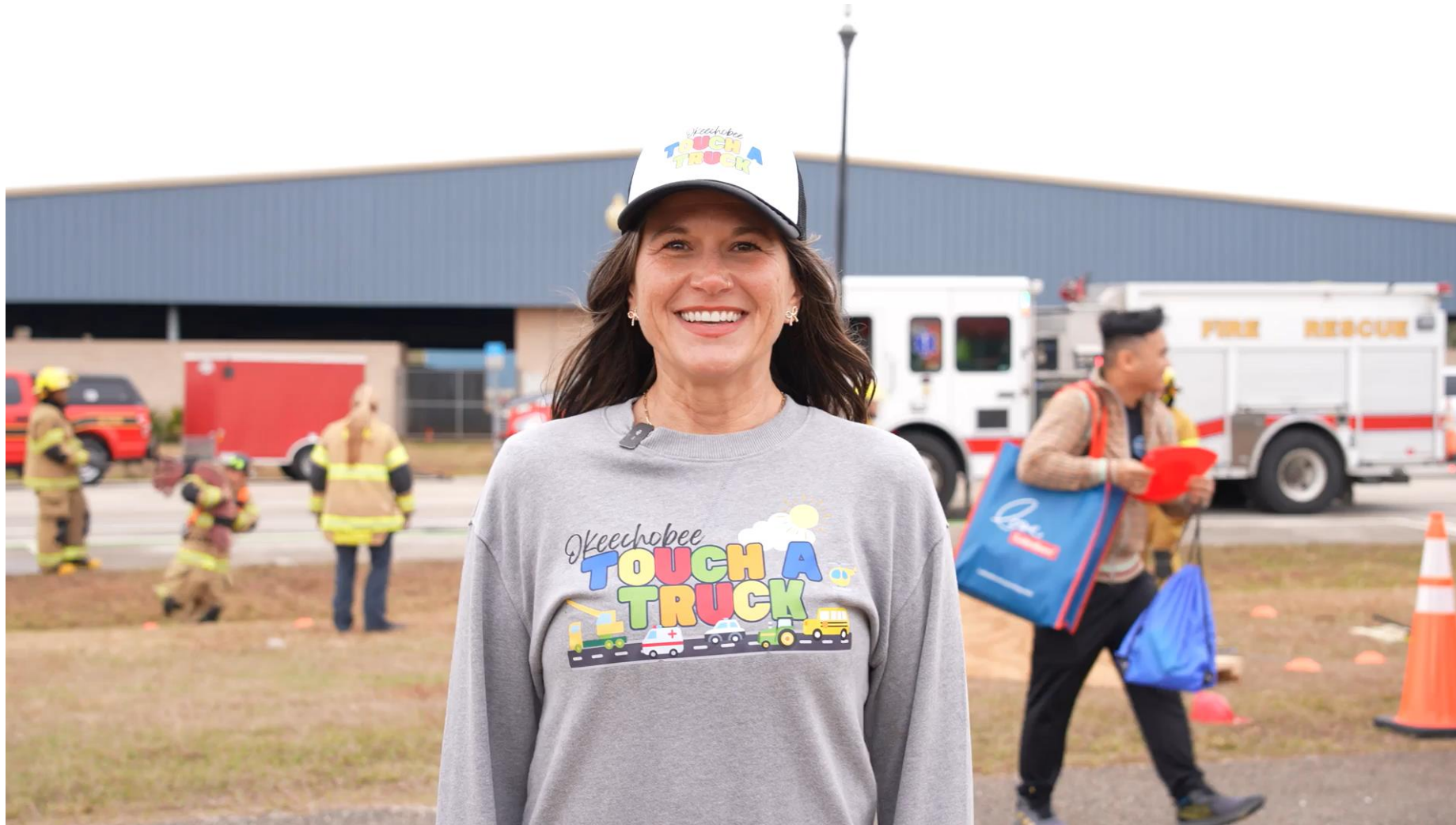
OKEECHOBEE
JUNIOR
LEADERS

Priority #2 BRE | Workforce Development



OKEECHOBEE
JUNIOR
LEADERS

Priority #2 BRE | Workforce Development



OKEECHOBEE JUNIOR LEADERS CAMP



**THANK YOU TO OUR
PROGRAM PARTNERS**

- Children's Services Council of Okeechobee
- Miller's Central Air
- Okeechobee County School District
- Education Foundation of Okeechobee
- Florida Power & Light Company
- Comcast
- HCA Raulerson
- Sumner Engineering
- Walpole Inc
- Kiwanis of Okeechobee
- enfluence Marketing Studio
- Shutters & Gutters Inc
- Wawa Okeechobee
- Wawa Foundation



**Thank you to those who made
Okeechobee Junior Leaders Camp
a reality.**

- Brown Cow Sweetery
- CareerSource Heartland
- City of Okeechobee
- Comcast
- enfluence Marketing Studio
- Florida Power & Light Company
- Florida Forest Service
- Gilbert Has It
- Gladys's Restaurant
- HCA Raulerson Hospital
- Indian River State College
- Judge Wallace
- Miller's Central Air
- Okeechobee County Board of County Commissioners
- Okeechobee County Fire Rescue
- Okeechobee County Airport
- Okeechobee County School District
- Okeechobee County Sheriff's Office
- Okeechobee County Parks and Rec
- Okeechobee County Public Works
- Okeechobee County Public Library
- Okeechobee Healthy Start Coalition
- Okeechobee Livestock Market
- Seacoast Bank
- South Florida Water Management
- SouthState Bank
- Walpole Inc.
- Waves of Change Mental Health and Wellness Services

Priority #3 | Site Development & Industrial Opportunities



- Assistance to OUA with RIF Grant Application
- Partnered with OVID Solutions – Grant Matrix
- Launch of New Website & Recruitment Tools
- New Community Overview Marketing Collateral
- Enhancing Partnerships at Airport Commerce Park
- Updating Strategic Plan in Early Fall of 2026

Corporation Activity

- **28 Active Prospects/BRE Clients**
- **Assisting 5 Privately Owned Industrial Parks**
- **Presentations: 3 Local community presentations and Chamber of Commerce Okeechobee Leadership Class**
- **FPL Florida 1st Sites — OVID Grant Services Award (continued)**
- **County Airport Commerce Park Roundtable**
- **CareerSource Heartland Board Seat**
- **Opportunity Zone 2.0 submission**
- **Hurricane Readiness Preparedness Partner Coordination Planning Meeting**
- **SpaceFl: Florida Aerospace Partner Workshop Conference**
- **2026 Okeechobee Junior Leadership Camp — 78 graduates**



Q1 2026– Q2 2026 Activity



35

Business
Meetings

1

Site Visit

11

Speaking
Engagements/Events

New Grant
Matrix

27

Active
Projects

27 Active Projects

- Aviation - 5
 - Industrial - 5
 - Manufacturing – 4
 - Commercial – 4
 - Agriculture – 1
-
- 2 Pending RFI's (Cap X: 78m/559 jobs)
-
- Private Industrial Sites – 5
 - Public Industrial Parks – 2

Capital Investment:\$61.8m
Projected Jobs:395





TALK TO US!

Relocations & New Business

Kaylee King

President

863-357-2314

kaylee@ocedcorp.com

Expansions and Operations

Alex Tijerina

Director of Existing Industry

863-357-2334

alex@ocedcorp.com





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Okeechobee City Council
Mayor Dowling R. Watford, Jr.
Vice Mayor Monica Clark
Noel Chandler
Bob Jarriel
David McAuley

City Council Regular Meeting Agenda Item

Subject: Fiscal Year 2026-2027 Budget Calendar

Date: July 21, 2026

From: Taylor Connell, Finance Director

Proposed Motion:

Motion to approve the Budget Calendar for the Fiscal Year 2026-2027 setting the maximum millage rate at a City Council Special Meeting on July 29, 2026, at 5:01 PM; a Budget Workshop on August 4, 2026, following the City Council Regular Meeting commencing at 5:00 PM; (IF NECESSARY) a Budget Workshop on August 18, 2026, following the City Council Regular Meeting commencing at 6:00 PM; the First Budget Public Hearing on September 1, 2026, at 6:00 PM during the City Council Regular Meeting; reschedule the September 15, 2026, City Council Regular Meeting and conduct the Final Budget Public Hearing on September 21, 2026, at 6:00 PM, during the rescheduled Regular Meeting.

Background:

The dates provided are in accordance with TRIM requirements and publication requirements of ordinances.



BUDGET CALENDAR FISCAL YEAR 2026-2027

- | | |
|--------------------|---|
| Wednesday, July 29 | Special City Council Meeting at 5:01 PM. To set the maximum millage rate. |
| Tuesday, Aug. 4 | Budget Workshop – immediately following the City Council Regular Meeting, time changed to 5:00 PM. |
| Tuesday, Aug. 18 | Budget Workshop – immediately following the City Council Regular Meeting at 6:00 PM, (<u>if necessary</u>). |
| Tuesday, Sept. 1 | First Budget Public Hearing – during the City Council Regular Meeting at 6:00 PM. Conduct and approve the first reading of the millage rate levy Ordinance and proposed Budget Ordinance for Fiscal Year 2026/2027. |
| Monday, Sept. 21 | Final Budget Public Hearing – during the rescheduled City Council Regular Meeting at 6:00 PM. Conduct the second reading and adopt the millage rate levy Ordinance and proposed Budget Ordinance for Fiscal Year 2026/2027. |

**All meetings to be held:
Council Chambers at City Hall
55 SE 3rd Avenue, Room 200
Okeechobee, FL 34974**



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City Council Regular Meeting Agenda Item

Subject: Property Tax Base Overview

Date: July 21, 2026

From: Denise Whitehead, City Administrator

Prepared By: Taylor Connell, Finance Director

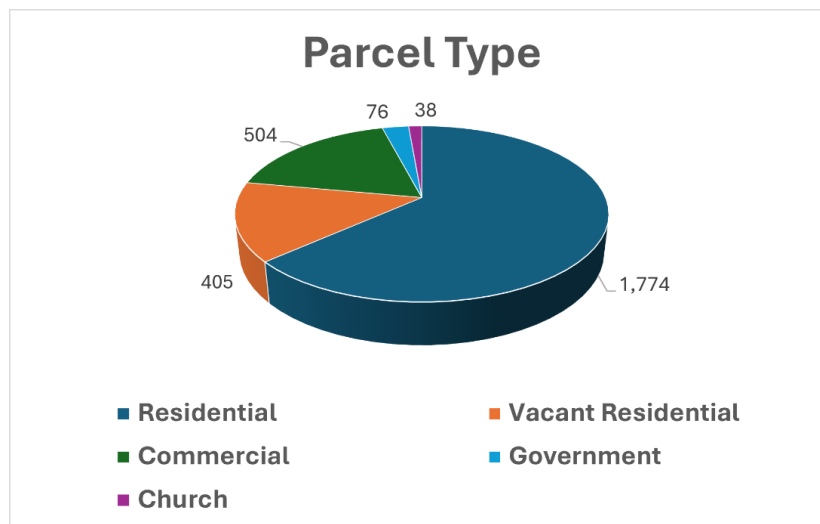
Background:

The purpose of this item is to provide the City Council with an overview of the City's tax base and recent history compared to other Florida municipalities.

Property Inventory

The City of Okeechobee's tax base consists of **2,835 parcels**, representing a diverse mix of residential, commercial, governmental, institutional, and vacant properties.

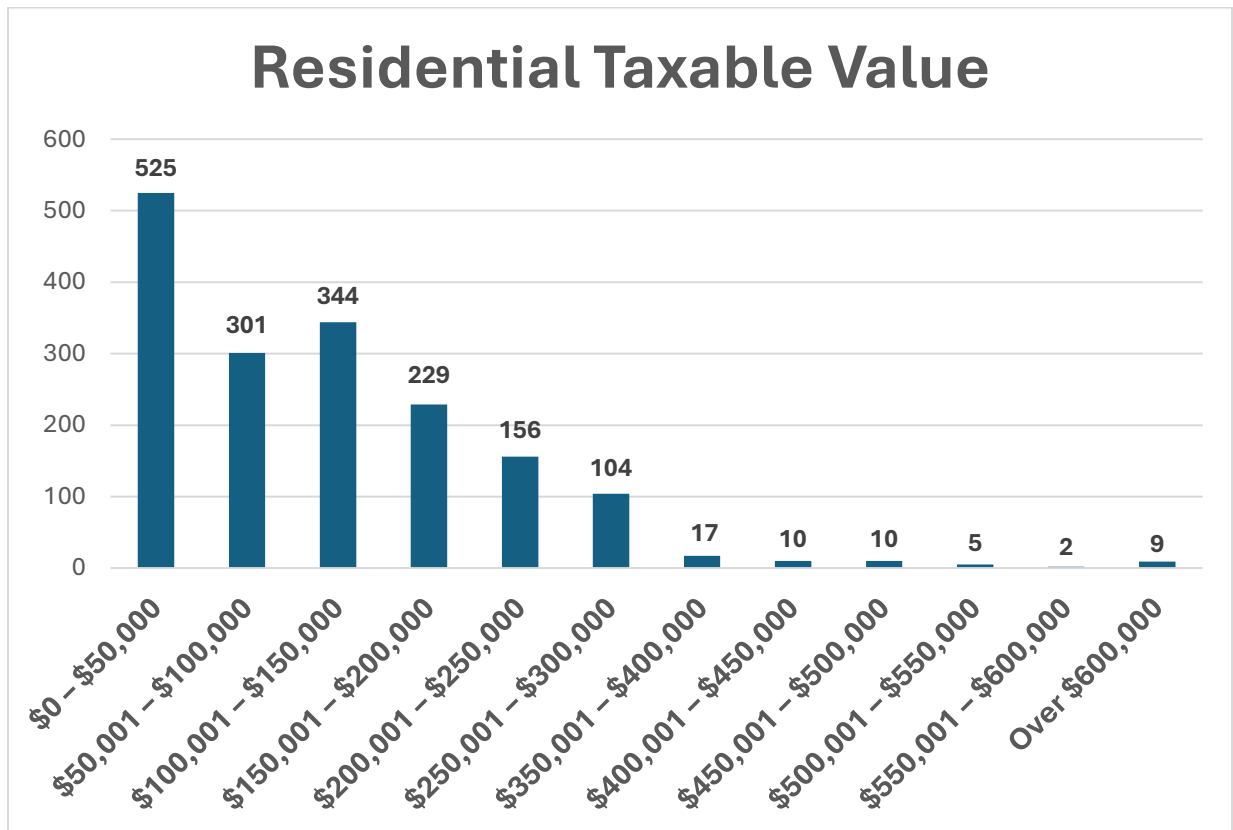
- Residential parcels continue to make up the largest portion of the City's tax base, accounting for approximately **63%** of all parcels.
- Commercial parcels represent nearly **18%** of all parcels and provide an important source of taxable value diversification.
- Vacant residential parcels present opportunities for future residential development and expansion of the City's tax base.



Residential Taxable Value Distribution

Residential taxable assessments remain concentrated within the lower- to moderate-value assessment ranges.

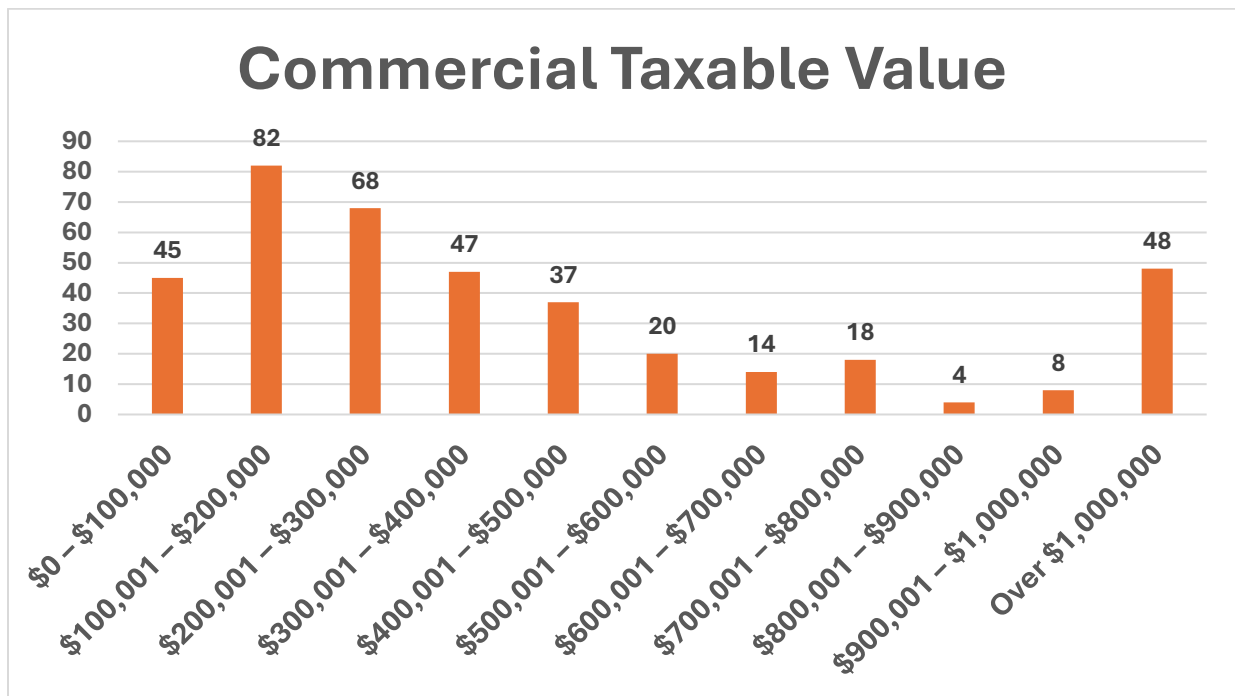
- Approximately **88% of residential parcels have taxable values below \$250,000**, indicating that the City's residential tax base is primarily composed of lower- to moderate-value taxable assessments.
- Only a small percentage of residential parcels have taxable values exceeding \$300,000.
- The distribution of residential taxable values reflects a stable and broad residential tax base that continues to support the City's long-term financial stability.



Commercial Taxable Value Distribution

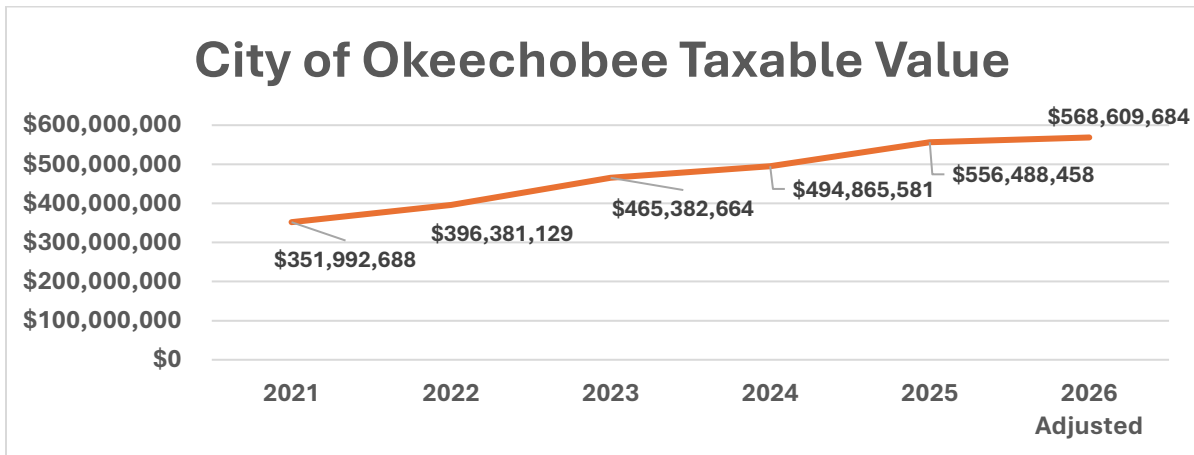
Commercial taxable assessments are distributed across a broad range of values, reflecting a diverse commercial tax base.

- Commercial taxable values are spread across a wide range of assessment levels, reflecting a healthy and diversified commercial sector.
- The City has **48 commercial parcels with taxable values exceeding \$1 million**, demonstrating continued investment in higher-value commercial properties.
- A diverse commercial tax base strengthens the City's financial position by broadening the tax base and reducing reliance on any single property type.



Taxable Value Growth

The City's taxable value has increased steadily over the past five years, reflecting continued investment and development throughout the community.



Growth Since 2021

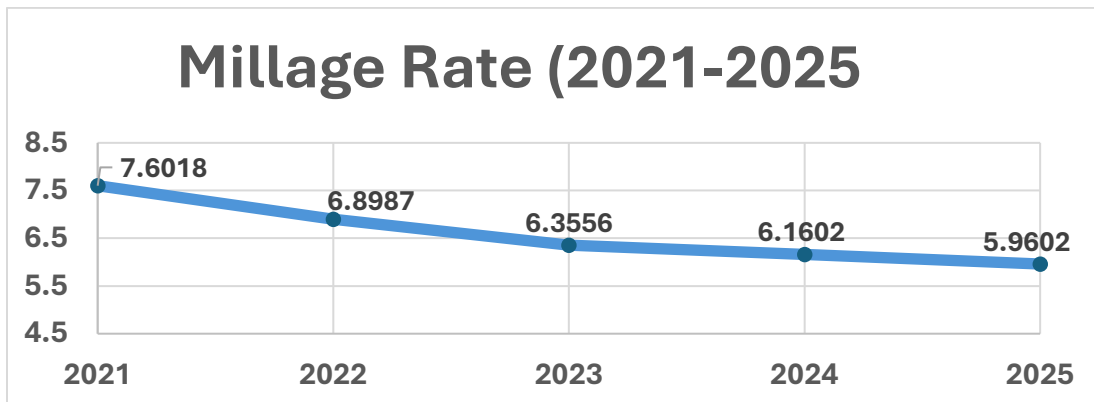
Adjusted taxable value increased from **\$351.99 million** in 2021 to **\$568.61 million** in 2026, representing an overall increase of approximately **61.5%**.

Millage Rate Trend

While taxable values have continued to increase, the City Council has consistently reduced the millage rate.

The City's millage rate decreased from **7.6018 mills** in 2021 to **5.9602 mills** in 2025, representing a **21.6% reduction** over the five-year period.

This continued reduction demonstrates the City Council's commitment to responsible fiscal management while benefiting from a growing taxable value.



Comparison to Florida Municipalities (2021–2024)

The City of Okeechobee's financial trends compare favorably with municipalities across the State of Florida. While taxable values have increased statewide, Okeechobee has reduced its millage rate at a significantly faster pace than the average Florida municipality.

Growth Comparison (2021–2024)

Since 2021	Okeechobee	Florida Municipal Average
Taxable Value Growth	40.60%	42.90%
Millage Rate Reduction	19.10%	3.00%

Comparative Analysis

Between 2021 and 2024, the City's taxable value increased by **40.6%**, closely tracking the statewide municipal increase of **42.9%**. This indicates that Okeechobee has experienced taxable value growth comparable, although slightly less than municipalities throughout Florida.

During the same period, the City Council reduced the Okeechobee millage rate by **19.1%**, significantly exceeding the average statewide municipal reduction of approximately **3.0%**. Looking at a broader timeline, the City Council has reduced the City's millage rate by **25.4%** since 2015, while the average Florida municipality has lowered its millage rate by only about **1%** over that same period.

The City's **millage rate reduction occurred at a pace approximately six times greater than the average municipality in Florida**, demonstrating the Council's commitment to reducing the tax rate while maintaining a growing taxable base.

Analysis of Comparable Municipal Millage Rates

To provide context for the FY 2026–27 proposed maximum millage rate, staff compared Okeechobee's rate with 20 Florida municipalities of similar population and community characteristics. The comparison demonstrates that Okeechobee's adopted millage rate falls below the average of its peer group.

Okeechobee's FY 2025–26 adopted millage rate is 5.9602 mills. Among the 20 comparable municipalities analyzed, the average adopted millage rate is 6.4227 mills, while the median rate is 6.4691 mills. Okeechobee's rate is therefore approximately 0.46 mills below the peer average and 0.51 mills below the peer median.

Of the municipalities included in the analysis, 14 have adopted higher millage rates, while 6 have adopted lower rates. This places Okeechobee in the lower half of the peer group, indicating that the City's property tax rate is comparatively modest relative to similarly sized municipalities.

The comparison also illustrates the wide range of tax rates among comparable cities. Adopted millage rates range from 3.6000 mills in Macclenny to 9.2500 mills in Live Oak, a difference of 5.65 mills.

While millage rate comparisons do not account for differences in taxable value, service levels, infrastructure obligations, pension costs, debt service, or other local fiscal conditions, they provide a useful benchmark for evaluating Okeechobee's tax position. Based on this analysis, the City's adopted millage rate remains well within the range of comparable Florida municipalities and is lower than the typical rate among its peers.

Key Observations

Overall, the data indicates that Okeechobee continues to maintain a relatively conservative property tax rate while supporting municipal operations and capital needs. This comparison provides additional evidence that the FY 2026–27 proposed maximum millage rate of 5.9602 is reasonable and competitive when evaluated against similarly situated Florida communities.

Similar Municipalities

Municipality	Approx. Population	FY 2025–26 Adopted Millage	Comparison
Macclenny	7,700	3.6	-2.3602
Moore Haven	2,000	4.45	-1.5102
LaBelle	5,500	5	-0.9602
DeFuniak Springs	7,200	5.5	-0.4602
Wauchula	5,300	5.771	-0.1892
Perry	6,900	5.8336	-0.1266
Okeechobee	5,500	5.9602	-
Avon Park	10,600	6	0.0398
Palatka	10,500	6.2397	0.2795
Sebring	11,300	6.35	0.3898
Clewiston	7,700	6.3962	0.436
Belle Glade	16,000	6.5419	0.5817
Pahokee	5,500	6.5419	0.5817
Frostproof	3,500	6.553	0.5928
Williston	3,100	6.75	0.7898
Bowling Green	3,100	6.9197	0.9595
Madison	2,900	7	1.0398
Arcadia	8,400	7.9	1.9398
Chiefland	2,800	7.9075	1.9473
Jasper	4,400	7.949	1.9888
Live Oak	7,100	9.25	3.2898

Overall Summary

The City of Okeechobee continues to experience strong and sustainable growth in its taxable value while maintaining a disciplined approach to taxation.

Since 2021:

- **Adjusted taxable value has increased approximately 61.5% which is slightly less than the average Florida municipality.**
- **The City's millage rate has seen a reduction of approximately 21.6% significantly outpacing the average Florida municipality.**
- **Residential parcels continue to account for nearly 63% of all parcels within the City.**
- **Approximately 88% of residential parcels have taxable values below \$250,000.**
- **The City has 48 commercial parcels with taxable values exceeding \$1 million.**

When compared to municipalities across Florida, Okeechobee's taxable value growth has remained consistent with statewide trends while significantly outpacing the statewide average in reducing its millage rate. These results demonstrate responsible fiscal management, continued economic investment, and a commitment to balancing growth with tax relief for property owners.

As the City's tax base continues to expand, Okeechobee remains well positioned to maintain high-quality municipal services while supporting long-term financial sustainability.

Sources

- Florida Department of Revenue, **2025 Final Tax Roll Data.**
- Florida Auditor General, **Local Government Financial Information Handbook, 2026 Edition (Report No. 2026-056), Tables 9 and 12.**



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City Council Regular Meeting Agenda Item

Subject: Additional Budget Considerations

Date: July 21, 2026

Prepared By: Denise Whitehead, City Administrator

Background:

The purpose of this item is to provide the City Council with some additional information in consideration for the upcoming budget workshops.

The Fiscal Year 2026/2027 Budget for the City of Okeechobee is being developed based on the current millage of 5.9602 and will be adjusted if necessary after the public hearing on 7/29/26 at the direction of the Council.

Anticipated Personnel Costs

- Budgeting for an anticipated increase of 4.5%
 - Cost of Living Increase: 2.5%
 - Merit Increase: Up to 2%
 - Note: CPI Increase as of May 2026 is 4.2%
- Retirement
 - General Contribution: 5.71%
 - Police & Fire Contribution: 14.99%
- Life & Health Insurance (2% increase from current)
 - Full Premium: \$1,142.00
- Property Liability Insurance (same as current)
 - Annual estimated cost: \$219,000
- Workers Compensation (same as current)
 - Annual estimate cost: \$154,000

Personnel Requests

- Police Department
 - New Position: Evidence/Crime Scene Technician
 - Position Grade Assignment 105
 - Starting Salary \$50,194.35

- Position will be elevated to PD2 upon completion of training/certification
- New Position: School Resource Officer
 - Position Grade PD2 unless filled with an existing personnel or prior experience
 - Starting Salary \$54,490.80
 - FY27 will budget for the position to start in July 2027

Capital Requests

- Finance Department
 - Office renovations: Estimated \$17,000
- General Services Department
 - City Hall Landscaping: Estimated \$40,000
 - General Services: Lighting replacements Estimated \$10,000
- Police Department
 - 4 vehicles: Estimated \$190,000
 - Equipment for 4 vehicles: Estimated \$28,000
- Public Works
 - Entrance security: Estimated \$13,000
- Administration
 - Software for multiple departments (General Services, Code, Finance, HR, etc.) Estimated \$25,000
- Roadway Improvements
 - Paving: Estimated \$1,000,000